



Oak House

Limewood Business Park, 1 Limewood Way, Leeds, LS14 1AB

A prominently located office property offering a well-appointed 1st floor suite with dedicated parking

2,352 sq ft
(218.51 sq m)

- Suspended ceiling with recessed LED Lighting
- Raised access flooring
- Full height glazed entrance
- 8 allocated parking spaces
- Well located for easy access to A64, M1 and the city centre

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Summary

Available Size	2,352 sq ft
Rent	£12.50 per sq ft
Rates Payable	£4.99 per sq ft Based on 1 April 2023 assessment
Rateable Value	£23,500
Service Charge	£3.75 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

Oak House comprises a self-contained two storey office building providing high quality office accommodation on ground and first floors floors.

Following the letting of the ground floor, only the first floor extending to approximately 2,352 sq ft (218.51 sq m) remains.

The first floor benefits from full access raised floors, suspended ceilings with integral LED lighting in part, gas fired central heating and 8 on site car parking spaces.

Location

Oak House is prominently located at the entrance to Limewood Business Park accessed off Limewood Approach overlooking the A6220 Leeds outer ring road.

Access to the wider region couldn't be more convenient with the A6120 (East Leeds Orbital Road), the A64 and M1 J46 all within easy reach, along with Leeds city centre approximately 3 miles to the southwest. A range of amenities are on the doorstep including a JD Gym, Seacroft Green Shopping centre where occupiers include Tesco Extra, Costa Coffee, Greggs, Subway and JD Sports only a short walk away.

Accommodation

The accommodation comprises the following areas:

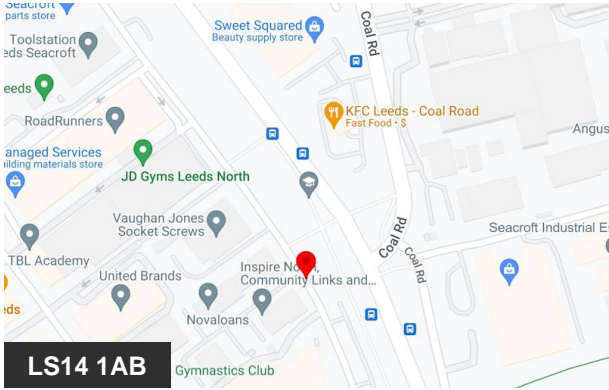
Name	sq ft	sq m	Availability
1st - Floor	2,352	218.51	Available
Total	2,352	218.51	

Terms

The first floor of Oak House is available to let by way of a new effective FRI lease for a term to be agreed at a quoting rent of £29,400 + VAT (£12.50 per sq ft)

Viewings & Further information

For further information or to arrange a viewing, please contact joint agents Robin Beagley of WSB or Lizzie Ridler of Knight Frank



Viewing & Further Information



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