



Michael Steel & Co  
PROPERTY CONSULTANTS

**Due to Relocation**

**TO LET (may split)**

## **CONVENIENTLY LOCATED OFFICE WITH STORES & REAR YARD**

**NETWORK HOUSE, UNIT 2 WHITEHALL ESTATE,  
LEEDS, LS12 5JB**

177 – 521m<sup>2</sup> (1,904 – 5,604 sq ft)



- Good quality ground floor office premises with lower ground stores/workshop.
- Conveniently located only 3.5 miles from Leeds City Centre just off the A58 Whitehall Road
- Good onsite parking plus large rear yard – ***immediately available for occupation***

**0113 2348999**

## Location

Whitehall Estate is located off Whitehall Road (A58) close to its intersection with the Leeds Ring Road (A6110) 3.5 miles to the south west of Leeds city centre and within 1.5 miles, to the east, of Junction 1 of the M621 motorway.

The premises are situated only a short distance from the 'top' entrance to Whitehall Estate and have until recently been the Head Office for Weston Group.



## Description

Network House comprises good quality ground floor office space being brick built and recently re-clad in metal decking under a flat roof with lower ground floor space – including blockwork built single storey workshop – providing workshop/storage facilities.

Internally the property consists of both individual and open plan office space along with ancillary facilities. There is a partitioned boardroom/kitchen facilities and will split to unit requirements.

The storage/workshop space is located below the offices at lower ground floor level and accessed via a roller shutter door (from the yard).



Externally the premises benefit from good on-site parking to the front and a service yard/additional parking to the rear of Network House.

Accommodation	M <sup>2</sup>	(Sq ft)
Ground floor offices	343.90	3,702
Lower ground floor workshop/stores	176.74	1,902
<b>Gross Internal Floor Area</b>	<b>520.64</b>	<b>5,604</b>

## Services

We are advised all mains services are connected to the property in addition to individual appliances including lighting. None of the services or installations have been tested and prospective tenants should satisfy themselves with regard to condition and capacity.

## Rating

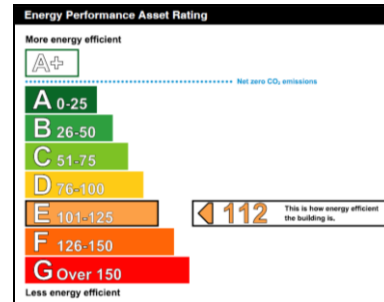
We are verbally informed through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Offices & premises RV £22,500

The National Uniform Business Rate for 2016/17 is 49.7p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regards to all rating and planning matters.

## Energy Performance Certificate



## Lease Terms

Network House is offered by way of a new full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus any site service charge.

The property can be let as a whole or in sections.

## Rent

£37,500 per annum (whole).

The rent is payable monthly or quarterly in advance by standing order.

## Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs incurred with the preparation of the new lease.

## VAT

All rental figures are quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston  
Our Ref: 2178/A/M  
Updated February 2016

Tel: 0113 234 8999  
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Subject to Contract



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[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.