



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET/may sell**

**MODERN OFFICE  
STRATEGICALLY LOCATED  
FOR M62/M621**

**UNIT 3 DEANHURST PARK, GELDERD ROAD,  
GILDERSOME, LEEDS, LS27 7LG**

(Vacant First Floor) 137m<sup>2</sup> (1,471 sq ft)



- Good quality modern office building with ground floor occupied
- Strategically located only 0.5 miles from M62/M621 and 3 miles from Leeds city centre
- Benefiting from 7 dedicated on site car parking spaces for first floor and whole building can be acquired (subject to lease on ground floor)

**0113 2348999**

## Location

The premises are located on Deanhurst Park approximately 3 miles southwest of Leeds city centre. Deanhurst Park comprises four purpose built office buildings with excellent access to the motorway network being approximately ½ a mile from the intersection of Junction 27 of the M62 and M621.

Deanhurst Park fronts Gelderd Road (A62) and is in the vicinity of a range of local amenities including convenience store/PFS and shops.

Deanhurst Park is on the northern side of Gelderd Road close to the junction with College Road.

## Description

The property comprises a purpose built two storey brick faced office building dating from around 2003.

The building was finished to a high standard to include suspended ceilings and raised floors incorporating CAT 5e wiring, BT fibre optic, I.S.D.N.30 phone system and CCTV with digital recording. Security shutters and grills are installed.

The first floor has a fitted kitchen and has been divided to create a general office along with private offices. Furniture available at extra cost. The ground floor space is occupied by CITB Construction Skills.

## Accommodation

Vacant first floor office 136.66m<sup>2</sup> (1,471 sq ft)

## Services

We are advised the property benefits from all mains services including gas, water, electricity and sewer drainage in addition to lighting and heating appliances. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their current condition or capacity.

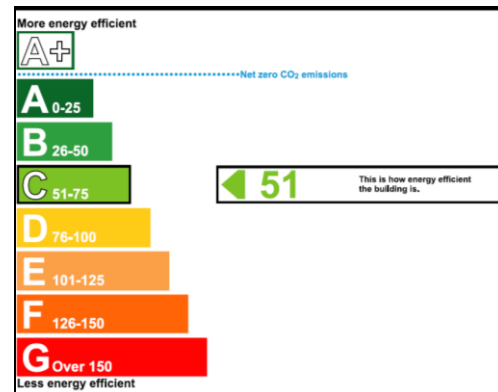
## Rating

We are advised by Leeds City Council the first floor has a rateable value of £11,500.

The National Uniform Business Rate for 2017/18 is 46.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council telephone: 0113 222 4444.

## Energy Performance Certificate



## Terms

The first floor is available by way of a new full repairing and insuring lease for a flexible term with a commencing rent available upon application.

## Price

The landlord's preference is to let the vacant first floor office although they have advised an offer in excess of £325,000 will be considered (for the whole).

## VAT

All rents and prices are quoted exclusive of VAT (if applicable).

## Legal Costs

In the event of a letting, the ingoing tenant is to be responsible for the landlord's reasonable legal costs.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Alec Michael  
Richard Barker

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[richard@michaelsteel.co.uk](mailto:richard@michaelsteel.co.uk)

**Our Ref: 1426/A/M**  
**Updated June 2017**

**Subject to Contract**



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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.