



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the instructions of GDG Properties Ltd**

**TO LET/may sell**

**COST EFFECTIVE SURPLUS OFFICES**

**Pt FLAXTON HOUSE, GREENMOUNT TERRACE,  
BEESTON, LEEDS, LS11 6BX**

Up to circa 372m<sup>2</sup> (4,000 sq ft) – will split



- Part ground part first floor surplus office space within a multi occupied building
- Benefiting from reasonable access to both Leeds city centre and M62 (J28)/M621 (J3, J4 & J5)
- Flexible terms can be offered as well as early access (if required)

**0113 2348999**

## Location

Flaxton House is situated on Greenmount Terrace/Back Greenmount Terrace with frontages to Greenmount Lane and Flaxton View. The premises are located just off Lady Pitt Lane, which is just off the main A653 Dewsbury Road, approximately two miles to the south of Leeds city centre.

Junctions 3, 4 and 5 of the M621 are located within close proximity, providing quick and easy access to the main arterial routes serving Leeds and the motorway network.

## Description

Flaxton House comprises a series of interconnecting office and workshop buildings, being principally brick built single and two storey under a series of profile metal sheet, corrugated asbestos cement and slate roofs.

Externally Flaxton House benefits from on street car parking.

## Accommodation

### Unit 1 **Up to 372m<sup>2</sup> (4,000 sq ft)**

Comprising ground and first floor office space including a large open plan general office and presently occupied by the landlord. Part of this space is surplus to requirements and can be made available either in part or as a whole.

### Unit 2 (Lower Ground Floor Workshop/store) **LET**

### Unit 3 (Ground floor workshop & offices) **LET**

### Unit 4 **231m<sup>2</sup> (2,485 sq ft)**

Comprising ground floor reception area, store/strong room along with possible toilet area along with first and second floor office suite.

The present occupier remains in occupation on flexible terms.

**Available Space** (within Unit 1 & Unit 4) **up to 372m<sup>2</sup> (4,000 sq ft)**

## Services

We are advised Flaxton House benefits from mains water, sewer drainage and electricity (including a three phase supply) in addition to individual appliances including heating and lighting. However, no tests have been carried out on any of the aforementioned services nor the heating or comfort cooling installations and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised Individual sections of Flaxton House are assessed as follows:-

Unit 1	Office & Premises	RV £10,500
Unit 2	Workshop & Premises	RV £13,000
Unit 3	Workshop & Premises	RV £17,000
Unit 4	Office & Premises	RV £11,750

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances for small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with Leeds City Council on Tel 0113 2348080.

## Lease Terms

Vacant space within Flaxton House is offered by way of a new internal repairing and insuring lease for a period of years to be agreed, incorporating three yearly rent reviews, plus the site service charge.

## Rent

To be agreed (subject to size and space requirements).

The rent will be payable quarterly in advance by direct debit/standing order.

## Price

The landlords have intimated they may, albeit reluctantly, consider a disposal of the property at a price to be agreed (subject to existing leases/tenancies).

## VAT

All rents and prices are quoted exclusive of VAT.

## Legal Costs

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**  
**Ben Preston**

**Tel: 0113 234 8999**  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
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**Our Ref: 0360/A/M**  
**Updated July 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.