

## TO LET

**Third floor low-cost City Centre fringe offices - open-plan modern space with DDA access, car parking and air conditioning**

991 sq. ft. (92.1 sq. m.) approx. net

**KIDD HOUSE WHITEHALL ROAD LEEDS LS12 1AP**



### Office Property: To Let

**Fully refurbished offering well-presented space with good natural lighting. On-site parking and wheelchair-friendly main entrance and passenger lift. Own sink-worktop unit/area. Toilet facilities off landing. Upcoming commercial location with major development underway nearby.**

The Property comprises a four storey building built on a reinforced concrete shell with facing brick wall claddings. The upper floors have independent access from the ground floor, with door entry control system; lobby; hallway and passenger lift.

### Leeds Location

Whitehall Road has become a recognised commercial address connecting the western fringe of Leeds City Centre with Holbeck and the City's western ring road.

From the Ring Road there are excellent road links to both the City Centre and the Motorway network.

- Kidd House offers office occupiers the ability to be in Whitehall Road without having to pay the overheads associated with the nearby City Centre.
- The Premises are easy to locate whether travelling from the City Centre or the ring road. Leeds rail station is within walking distance only approx.10 minutes on foot. Nearby occupiers include Arnold Clark new car sales and Dunelm Furnishings. Upgrade planned to create modern units for an adjacent 6 acre site recently acquired by Caddick Developments.

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### Office Property Description

- > Windows to three out of four sides with extensive views over the City.
- > Sound insulation provided by uPVC windows throughout
- > Air conditioning cassettes will maintain an even office temperature throughout the year.
- > Recently fitted toilets include showering facilities for ladies and gents with keep-fit enthusiasts in mind
- > Door entry system and light, airy common areas.
- > Car parking on site with a minimum of one space per 800 sq. ft. More by negotiation, subject to availability.
- > BT Fibre and Metranet wireless internet infrastructure into the Building. Occupiers to make their own arrangements.

### Lease

The Premises are offered to incoming tenants for a lease period of at least three years. Lettings will be on internal repairing terms coupled with modest and tightly managed service charge to cover maintenance of common areas. Further details upon application.

### Rental

Commencing rental only £11.00 per sq.ft. per annum subject to periodic upward-only reviews. Payable three monthly in advance. Rents are quoted exclusive of business rates; all energy costs and service charge.

### Business Rates

The entire third floor is currently assessed at Rateable Value 10500 for the 2017 Rating List. Rates in the £ are 49.3p up to 31<sup>st</sup> March 2019.

### Legal Costs

Each party to pay their own costs in attending to the lease preparation.

### Commercial Energy Performance Certificate

The EPC is graded 'D' 76 with further details available upon request.

### VAT

All rents are quoted exclusive of Value Added Tax (which is chargeable at the ruling rate).

### Viewing

**Strictly by appointment through the Agent**

Andrew Idle Associates

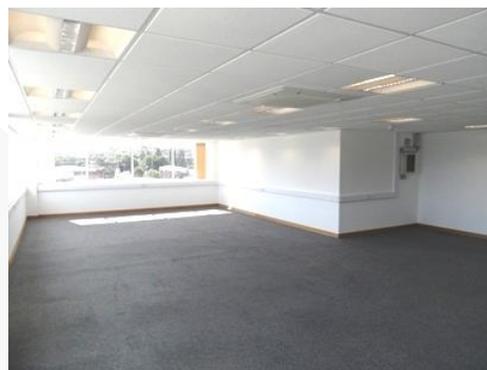
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Andrew Idle

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