

FOR SALE (OCCUPATIONAL TENANCIES  
UNAFFECTED)  
PROMINENT OFFICES WITH  
SECURE PARKING

  
Eddisons



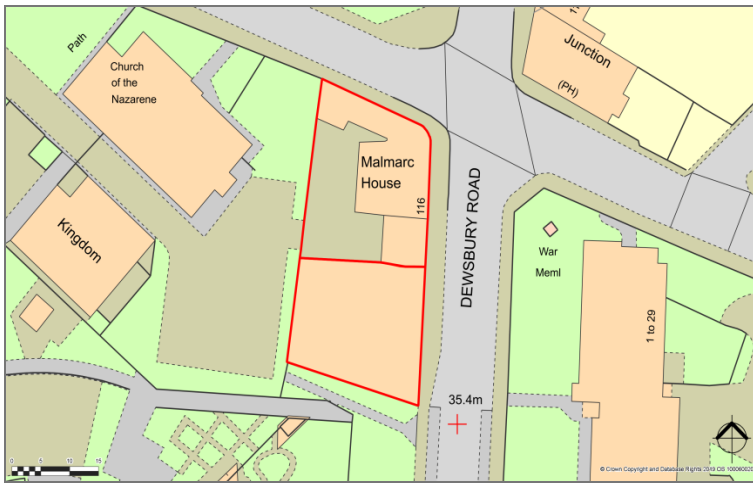
116 DEWSBURY ROAD, LEEDS, LS11 6XD

PRICE - £50.00 PSF

- \ Opportunity for alternative uses subject to obtaining planning consent.
- \ Prominent location within 1 mile of Leeds city centre.
- \ Secure car parking facilities. Situated close to transport links and nearby amenities.

AVAILABLE SPACE  
1,239m<sup>2</sup> (13,338sq ft)





## LOCATION

Dewsbury Road runs south from Junction 3 of the M62 motorway approximately 1 mile south of Leeds city centre, providing efficient links to the wider motorway network.

The property commands a prominent position at its junction with Hunslet Hall Road in a mixed commercial and residential area.

## DESCRIPTION

All three properties are arranged as offices over ground, first and second floors of diverse sizes and layouts that are suitable for businesses of differing sizes.

Internally, they benefit from kitchen and W/C facilities and are all alarmed.

Externally there is a yard area with electric gates that provides secure parking facilities for the building. Additional free car park facilities are situated within a minutes walking distance.

The building is part income producing and part vacant possession. Tenancy schedule available upon request.

The subject property is a Grade II Listed building.

The current income total is - £71,760 per annum. The property is approximately 35-40% let.

UNIT	M <sup>2</sup>	SQ FT
Malmarc House	505	5,434
Holbeck House	595	6,404
Hunslet Hall	139	1,500
<b>Total</b>	<b>1,239</b>	<b>13,338</b>

## RATEABLE VALUE

Description / Offices and Premises

Rateable value / To be reassessed upon occupation

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers in the region of £50.00 per sq.ft. for the freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 0113 241 0940  
 Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
 Email / [jonny.cooper@eddisons.com](mailto:jonny.cooper@eddisons.com)

**DECEMBER 2019**  
**SUBJECT TO CONTRACT**  
**FILE REF / 711.4241A (116105)**

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
 T: 0113 241 0940

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request



# Energy Performance Certificate

## Non-Domestic Building



116 Dewsbury Road  
LEEDS  
LS11 6XD

Certificate Reference Number:  
9836-3046-0204-0500-5495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 76

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1566
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	60.59

### Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

71 If typical of the existing stock