

**Limewood Business Park, Seacroft, LEEDS, LS14 1NH  
TO LET**

**Refurbished, Comfort Cooled Office Building**

**6,214 sq ft (577 sq m)**



## LIMEWOOD BUSINESS PARK, SEACROFT, LEEDS, LS14 1NH

### Location

Limewood House is situated at the entrance of Limewood Business Park, accessed off Limewood Approach, which provides direct access to the Leeds Outer Ring Road. Leeds City Centre is situated approximately 3 miles to the south west.

Seacroft Green Shopping Centre is a short walk away and is the home of retail outlets such as Tesco and JD Sports.



### Description

The premises offers excellent two storey office accommodation. The ground floor provides a reception area and open plan office space and meeting rooms whilst the first floor comprises further open plan offices. The premises offer a high level of DDA compliancy.

The premises benefit from the following:-

- Comfort cooling throughout
- Mineral fibre suspended ceilings with Category II lighting
- Raised floors
- Central heating
- Passenger lift and DDA compliancy
- Roller shutters on all windows and an entry phone system

### Accommodation

The premises provide for the following approximate net floor areas:-

FLOOR	SIZE FT <sup>2</sup>	SIZE M <sup>2</sup>
Ground Floor	3,014	280
First Floor	3,200	297
<b>TOTAL</b>	<b>6,214</b>	<b>577.5</b>

### Car Parking

There are 18 car parking spaces allocated to the premises.

### Rateable Value

We recommend that all interested parties make their own enquiries with Leeds City Council in this regard.

### Lease Terms

The subject accommodation is available to let as a whole by way of a new FRI lease for a term of years to be agreed. Rental upon application.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

### VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

### EPC

The property has been assessed to have an EPC Rating of E – 105.

### Information / Viewing

Strictly by appointment:

**Richard Thornton – JLL. Clem McDowell - JLL**

Tel: +44(0)113 2355 269/ 0113 261 6227

Mob: +44(0)7738 501673/ 07834 782591

[Richard.thornton@eu.jll.com](mailto:Richard.thornton@eu.jll.com) / [clem.mcdowell@eu.jll.com](mailto:clem.mcdowell@eu.jll.com)

**City Point, 29 King Street, LEEDS, LS1 2HL**

### DISCLAIMER

© COPYRIGHT 2014 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.