
FOR SALE (MAY LET)



NORTH LODGE, 5 BRAMLEY GRANGE, SKELTON LANE, LEEDS, LS14 3DW

A detached, pavilion style office property offering good quality accommodation, equating to approximately 840 sq ft (78.8 sq M) GIA

Located in a semi-rural business park location, comprising of good quality refurbished office accommodation and benefiting from a good on-site parking provision

LOCATION

The property is located at Bramley Grange, situated just off Skelton Lane and is easily accessible from most north Leeds suburbs. The property is conveniently located just off Thorner Lane and provides good access to Leeds city centre and J44 of the A1(M) providing connectivity to the wider national motorway network.

DESCRIPTION

The property is a refurbished self-contained building overlooking its own gardens, with a dedicated parking area for 5 cars.

The ground floor comprises an open plan area, kitchenette, WC / shower, under stairs cupboard and has laminated flooring with power points inset.

The First floor offers an open plan office area, small cellular meeting room / private office, WC facilities and is carpeted, with power points inset.

The office has a dedicated Fibre Optic line installed, fluorescent strip lighting throughout, the windows are UPVC double glazed throughout with security shutters to all windows and front door. The property is gas centrally heated.

ACCOMODATION

The following table shows the approximate area of the subject property:

Approx. Areas (NIA)	Size (Sq ft / Sq M)
Ground Floor	388.3 / 36.08
First Floor	452.1 / 42.00
Total	840.4 / 78.08

SERVICES

The property benefits from connection to all mains services including Electricity, Gas, Water and Drainage. We have not tested any of the services present.

TOWN PLANNING

We understand that the property benefits from a current use under Class B1 (Offices) under The Town and Country Planning (Use Classes) Order.

TENURE

The property is available on a virtual Freehold basis, there is currently a 999 year long leasehold from January 2003. We understand that the property is unencumbered and free from any restrictive covenants.

SERVICE CHARGE

We understand that the current Service Charge cost to include grounds maintenance, security / CCTV, waste removal, car park, pumping station and other related items is £1,830 plus VAT for the current year.

VAT and LEGAL COSTS

We understand that the sale will be subject to VAT as the property is elected for VAT.

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

RATEABLE VALUE

The property has a Rateable Value of £9,100.00 per annum and is described in the Rating List as Office & Premises.

OFFERS

The vendors would like to dispose of the property but may be prepared to enter in to a new lease, subject to negotiation.

We are instructed to invite offers in excess of **£150,000.00**

VIEWINGS

Viewings are to be arranged via the Sole Selling Agents

EPC

We are awaiting for an up to date EPC Certificate.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information.

James Bielby MRICS

07590 253481 / 0113 345 7262
james@bielbyassociates.co.uk

Bielby Associates Limited
 Chartered Surveyors & Property Consultants
 5 Park Place
 Leeds
 LS1 2RU



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