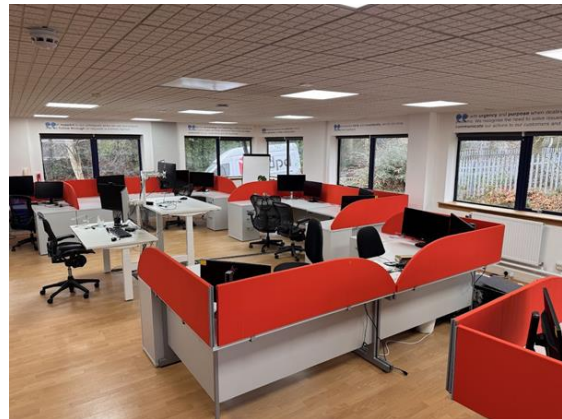


# TO LET

Two Storey Detached Office Accommodation  
with Private Car Parking  
2,794 sqft (260 sqm)



**GUIDE RENT - £30,000 PER ANNUM EXCLUSIVE**

- **Purpose built detached office accommodation**
- **Private car parking for 11 cars one has an EV charging point**
- **Landscaped grounds**
- **Newly installed solar panels, gas central heating, LED lighting along with a new fire alarm and intruder alarm**

**UNIT 2 AXIS COURT, NEPSHAW LANE SOUTH, GILDERSOME,  
LEEDS LS27 7UY**

# UNIT 2 AXIS COURT, NEPSHAW LANE SOUTH, GILDERSOME, LEEDS LS27 7UY

## Location

The property is situated within an established commercial location, having good access to all local amenities and lying approximately 5 miles south west of Leeds City Centre.

## Description

Unit 2 forms two storey purpose built detached office accommodation. The unit is provided with 11 private car parking spaces and set within landscaped grounds. Vehicular access into Axis Court is provided via an internal private estate road which leads off Nepsshaw Lane.

## Accommodation

### Internal

#### Ground Floor

Entrance lobby leading to ground floor office accommodation and ancillary areas

Toilet facility (gents toilets and separate ladies toilets/disabled toilets)

Office accommodation

Open plan canteen with kitchen facility

Small storage cupboard

Overall 1,397 sqft            130 sqm

#### First Floor

First floor landing area leading to

Toilet facility

Office and ancillary accommodation to include

Large open plan office

Partitioned server room

Overall 1,397 sqft            130 sqm

### External

11 private car parking spaces one has an EV charging point

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Offices & Premises

Rateable Value: £20,000

Uniform Business Rate for 2024/2025: £0.499

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

The property benefits from newly installed solar panels, gas central heating, LED lighting along with a new fire alarm and intruder alarm.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£30,000 per annum exclusive.

There is a service charge which covers the estate. This equates to approximately £2,625 plus VAT.

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/5602-9144-4759-1653-9000>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

Lisa Throupe 01535 600097/07966 300501

[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617

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