



## GUIDE PRICE:

£475,000

- Office Accommodation
- Located close to Pudsey town centre
- Total Size 367.86 sqm (3,960 sqft)
- 15 Car Parking Spaces Available

1 Milestone Court, Stanningley, Pudsey, West Yorkshire, LS28 6HE

Regent House, Queen Street, Leeds, LS1 2TW  
Email: [leedscomm@dacres.co.uk](mailto:leedscomm@dacres.co.uk)

[dacres.co.uk](http://dacres.co.uk)   

## Location

The premises are located a short distance to the north of Pudsey town centre in an established commercial area, close to Richardshaw Lane and the Grangefield Industrial Estate. Pudsey is a small town located equidistant between Leeds and Bradford, being 4.75 miles west of Leeds City Centre and 4 miles east of Bradford City Centre.

## Description

The subject property comprises a detached 1990's purpose built office building, with accommodation arranged over two floors. The building is of steel frame construction, with brick block walls and timber framed double glazed windows, surmounted by a pitched and hipped slate roof.

Internally, the building is largely laid out to open plan, although there are a small number of partitioned cellular offices which have been installed by the current occupiers. The specification includes air conditioning with gas fired central heating radiators, suspended ceilings incorporating Category II lighting and perimeter trunking. Security provisions including internal concertina shutters to the windows, roller shutter to the entrance door and an intruder alarm system. There are ladies and gents toilets to each floor, with disabled provision to the ground floor, plus kitchen facilities to each floor.

Externally, the building is set within landscaped grounds and benefits from 15 car parking spaces.

## Terms

The property is available to purchase for a figure of £475,000.

Alternatively, the client may look to lease the accommodation and further information on this is available upon request.

## Accommodation

The building has been measured in accordance with the RICS Property Measurement – 1st Edition (2015), as updated by 2nd Edition (2018) on the basis of net internal area.

	Sqm	Sqft
Ground Floor	204.98	2,206
First Floor	157.33	1,694
Mezzanine Storage	5.55	60

## Business Rates

Rateable Value £27,750

Standard Non Domestic Multiplier 2019/20: 49.1p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

## Legal costs

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



VIEWING / FURTHER INFORMATION

Call 0113 386 3100  
Ref: Jack Manchester



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