Sanderson Weatherall

Subject to Contract

FOR SALE, OFFICE INVESTMENT WITH SIGNIFICANT POTENTIAL

2 Leeds City Office Park, Meadow Lane, Leeds, LS11 5BD

Offers Invited by 13.00 hours Friday 24th April 2026

Offer Requirements/Conditions:

In making an offer, purchasers should please note:

- The vendors' preference is for unconditional offers for the freehold interest. However, if purchasers choose to make a conditional offer, all conditions and any relevant timescales should be clearly stated.
- Offers should be for a definitive sum of money and stated in both written and numerical form. Offers which are calculated by reference to any other received or on an escalating basis will not be entertained.
- Offers should, where not stated previously, include the offeror's bankers and solicitors' details and the names and addresses of all offerors.
- If the offer is submitted on behalf of a limited company, confirmation that formal board approval for the offer exists should also be stated.
- The vendors undertake to consider all bids received. They do not, however, necessarily undertake to accept the highest, or indeed any, offer received.
- The vendors reserve the right to enter into discussions with any offeror before making a decision to sell so as to obtain clarification of any offer. The right is reserved to submit a contract to more than one prospective purchaser.
- Please be aware that under current Anti-Money Laundering Legislation we are legally obliged to confirm the identity of offerors and to carry out appropriate due diligence before an offer is formally accepted by our Client.

Funding. Our client is particularly focused on the ability of the potential purchaser to fund the acquisition. Purchasers should, therefore, confirm the source of funding:

- If cash, confirmation that sufficient cash resources are held on deposit. Evidence of these funds is required before an offer is accepted (e.g. bank statement or email/letter confirmation from the bank).
- If the intention is to fund the purchase via borrowing, purchasers should please confirm they have an unconditional offer of funding from, and the identity of, the lender. Evidence of such unconditional offer will be required before an offer is accepted.

Purchasers should please clearly state the due diligence undertaken in the preparation and support of your offer.

Please state a clear timetable for an exchange of contracts and legal completion thereafter to which the purchaser(s) are prepared to commit.

All offers should be submitted in writing by email to be received by the deadline and sent to richard.dunn@sw.co.uk