



## Francis House

Quayside Business Park, George Mann Road, Leeds, LS10 1DJ

### High Quality Ground Floor Office Accommodation with Parking

**2,056 sq ft**  
(191.01 sq m)

- To let due to relocation
- Raised access flooring
- Cat II lighting
- 87 car parking spaces

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## Summary

<b>Available Size</b>	2,056 sq ft
<b>Rateable Value</b>	£20,000
<b>VAT</b>	All prices quoted are exclusive of VAT
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction
<b>EPC Rating</b>	C (57)

## Description

The property consists of a ground floor office suite which is in turn within a detached unit of brick construction. The unit provides high specification accommodation which includes:-

- Carpeting
- Raised access flooring
- Suspended ceiling
- Cat II lighting
- Air conditioning
- 87car parking spaces

## Location

Situated on the Quayside Business Park, located to the south of Leeds City Centre with excellent access to both the motorway and the City Centre.

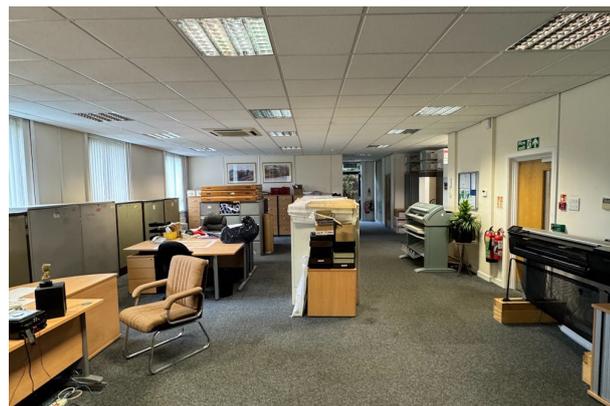
The property is in an excellent location to serve the City and the region.

## Terms

The property is offered for a term to be agreed at a rent to be negotiated.

## Service Charge

A service charge is levied to cover the cost of the management and maintenance of the common areas of the building.



## Viewing & Further Information

**Nick Arundel (AWS Ltd)**

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