

# **TO LET (MAY SELL)**

## **MODERN SELF-CONTAINED OFFICE BUILDING with PARKING**

### **13,109 sq ft**



- **45 ON SITE CAR PARKING SPACES**
  - **MODERN SPECIFICATION**
- **SUITABLE FOR A VARIETY OF USES (STP)**
  - **JUNCTION 28 M62**

Raynham House, Capitol Park West, Leeds, LS27 0WH

## LOCATION

Raynham House is located immediately opposite the De Vere Village hotel and leisure complex, providing state-of-the-art leisure facilities, Starbucks Cafe, public bar, restaurant, conferencing and banqueting facilities. The building also benefits from excellent connectivity positioned immediately adjacent to Junction 28 M62 and within 1 mile to the southeast of Morley railway station.



## DESCRIPTION

Raynham House is a modern detached 3-storey office building set within extensively landscaped grounds and benefiting from 45 onsite parking spaces.

The building benefits from the following: -

- Full access raised floor
- Air conditioning
- Suspended ceilings with integral lighting
- Passenger lift
- Double glazed windows
- Male, female and disabled toilet facilities
- Shower facilities
- Double height atrium
- Excellent natural light

## ACCOMMODATION

The available accommodation provides a total net internal floor area of **13,109 sq ft** comprising of the following net internal floor areas: -

Ground – 4,637 sq ft  
First – 4,146 sq ft  
Second – 4,326 sq ft

## PARKING

The property benefits from its own car park with 45 marked spaces that includes for 6 EV chargers.

## RATES

With effect from 01 April 2026, the property has been assessed to have a Rateable Value of **£187,000**. The current non-domestic rate multiplier in the £ for the financial year 2026/27 is £0.48 pence.

## EPC

The property has been assessed to have an EPC rating of D (77). A copy of the certificate is available upon request.

## TERMS

The accommodation is available by way of a new full repairing and insuring leases for a term to be negotiated and agreed.

Further information on quoting rents is available upon request.

Alternatively, the freehold of the property with vacant possession is available to purchase in its existing condition. Further information on the quoting price is available upon request.

## VIEWING

For any further information or to arrange a viewing please contact either of the joint agents: -

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