

CHN HOUSE 1 JOHN CHARLES WAY

LEEDS, LS12 6QA



Sanderson
Weatherall

Inexpensive Modern Offices To Let

TO LET

3,125 sq ft
£12 per sq ft



DESCRIPTION

CHN House is an attractive detached, three-story modern office building of brick construction under a pitched tiled roof. There is a good sized car park to the rear with security barrier, in a landscaped environment.

The ground floor offices benefit from a modern specification, including:

- Carpeted throughout
- Raised access floors
- Suspended ceilings with integral LED lighting
- Air conditioning cassettes and gas central heating
- Generally open plan layout but with some meeting rooms
- Kitchen facilities to both suites
- Secure intercom entry system and alarm
- WC's
- Lift access

KEY FEATURES

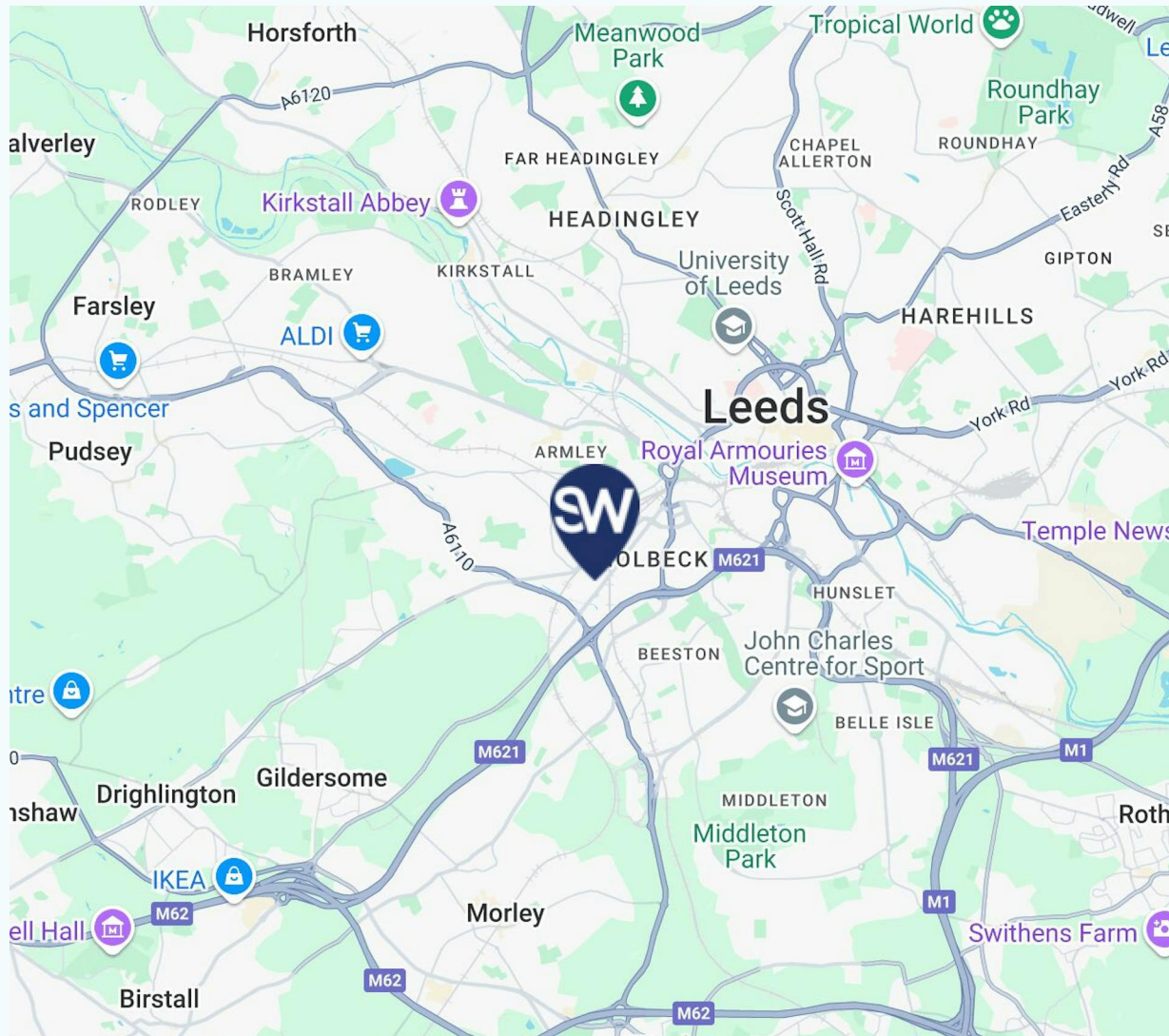
- Available as a whole or split
- Established Business Park
- Modern specification
- Secure intercom entry system & alarm
- Dedicated car parking
- Excellent access to transport links & motorway network



CHN HOUSE 1 JOHN CHARLES WAY

LOCATION

3,125 sq ft
£12 per sq ft



CHN House is a modern office building located in a prime location just off Gelderd Road. The property is situated within a well-established business park, offering a convenient and accessible location for businesses. The business park benefits from good transport links, with easy access to major roads namely the M62 and M621 motorways.

Public transport links are also readily available, with frequent bus services connecting Gelderd Road and the Ring Road to Leeds City Centre.

Please note that extensive car parking is available, and unlike the city centre, this location will not be subject to any car borne related tax.

CHN House is therefore exceptionally good value for money for a suite of offices in this location.

GALLERY

3,125 sq ft
£12 per sq ft



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ACCOMMODATION

3,125 sq ft
£12 per sq ft



Name	sq ft	sq m	Availability
Ground	3,125	290.32	Available
Total	3,125	290.32	

MORE DETAILS

3,125 sq ft
£12 per sq ft



RENT

£12 per sq ft

BUSINESS RATES

Rateable Value: £34,000

Rates Payable: £5.95 per sq ft

AVAILABILITY

Available Immediately

SERVICE CHARGE

£0.64 per sq ft

EPC

C (75)

LEASE

New Lease

ADDITIONAL INFORMATION

- [View Website](#)
- [Data Room](#)

For further information or to arrange a viewing please contact



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