



## 1 Northwest Business Park

Servia Hill, Leeds, LS6 2QH

### **TO LET - HIGH QUALITY SELF CONTAINED OFFICE BUILDING**

**2,440 sq ft**  
(226.68 sq m)

- On Site Car Parking
- Self Contained
- Kitchen & W/C Facilities
- Private Meeting Rooms
- Accessible Location

# 1 Northwest Business Park, Servia Hill, Leeds, LS6 2QH

## Summary

<b>Available Size</b>	2,440 sq ft
<b>Rent</b>	£11 per sq ft
<b>Rates Payable</b>	£3.67 per sq ft Based on 2026 valuation.
<b>Rateable Value</b>	£20,750
<b>Service Charge</b>	For information on the service charge, please contact the sole agent.
<b>Car Parking</b>	A number of car parking spaces are available, please contact the sole agent for further information.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Location

Northwest Business Park is a modern development of 8 self-contained office buildings fronting onto Servia Hill on the northern fringe of Leeds City Centre. Approximately 0.5 miles from the Leeds University main campus and 1 mile from Leeds City Centre, Unit 1 Northwest Business Park is very conveniently situated for access to all areas north of the City Centre. Situated in a predominantly residential area, Servia Hill is easily accessible from Sheepscar via Clay Pit Lane (A58), Meanwood Road and Woodhouse Lane (A660) and thereafter to Hyde Park, Headingley and beyond.

## Description

Units 1 Northwest Business Park comprises a self-contained, 2 storey, semi detached office building with an undercroft and street level parking at the rear. Constructed approximately 30 years ago each building is of a predominantly brick construction under a pitched tiled roof with sealed-unit, double-glazed windows.

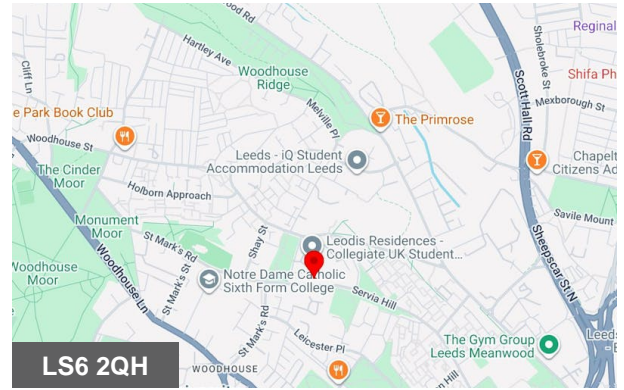
Internally each building benefits from the following specification features:-

- Modern suspended ceilings
- LED Lighting
- Perimeter Trunking
- Male and female toilet facilities
- Gas fired central heating
- Good natural light
- Internal spiral staircase
- Kitchen facility

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,440	226.68	Available
<b>Total</b>	<b>2,440</b>	<b>226.68</b>	



## Viewing & Further Information



**Tom Newstead**

07538680333

tomnewstead@cartertowler.co.uk



**James Jackson**

07920 812275

jamesjackson@cartertowler.co.uk



**Clem McDowell**

07432 013246

clemmcdowell@cartertowler.co.uk