



## 12 New Road Side, Rawdon, Leeds, LS19 6HN

### High Quality Freehold Offices with Parking

**2,716 sq ft (252.32 sq m)**

- Attractive reception
- Additional mezzanine work space
- Good quality kitchette, WC's & storage
- High profile frontage to arterial route
- Open plan ground and first floor suites
- Private meeting room & separate directors office
- Two forecourt parking spaces

### Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,716 sq ft                        |
| Price          | Offers in excess of £350,000       |
| Business Rates | Upon Enquiry                       |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B                                  |

### Description

12 New Road Side in Rawdon is an attractive freehold office building dating from the mid 20th century but substantially refurbished to a high standard.

It benefits from a high profile distinguished curtain wall to the front elevation.

Internally the property is arranged with a number of individual work areas combined with private offices and meeting rooms suited to a range of businesses and professional firms.

At ground floor there is an attractive reception with main office suite to one side. Set to the rear is an open plan meeting area, ancillary staff facilities as well as a well lit mezzanine level.

Separately there is a good quality first floor suite with an open plan area and two private offices or meeting rooms at either end.

Externally, there is a forecourt with two access points for parking. Separately to the side is a driveway capable of additional parking.

### Location

The property is located on the north side of New Road Side just beyond it's intersection with the B6152 in the centre of Rawdon.

Lead city centre lies approximately 7 miles to the south-east with Bradford city centre about the same distance to the south-west.

Just to the north is Yeadon - home to Leeds Bradford International Airport.

### Accommodation

The accommodation comprises the following areas:

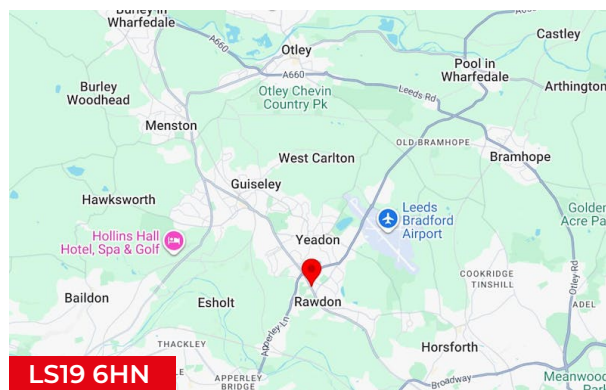
| Name                           | sq ft        | sq m          |
|--------------------------------|--------------|---------------|
| Ground - Offices and Ancillary | 1,569        | 145.76        |
| Mezzanine - Offices            | 426          | 39.58         |
| 1st - Offices                  | 721          | 66.98         |
| <b>Total</b>                   | <b>2,716</b> | <b>252.32</b> |

### Viewings

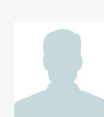
Please contact the office to arrange a viewing.

### Terms

Offered for sale freehold and with full vacant possession we are seeking offers over £350,000.



### Viewing & Further Information



**Lesley Clark**

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