



Micklethwaite House, 70 Cross Green Lane, Leeds, LS9 0DG

**Freehold office building on fringe of city centre suitable for
owner occupation, investment or for residential
development**

3,418 sq ft (317.54 sq m)

- Period former vicarage
- Good sized garden / car parking
- Residential development potential STPP
- Two floors of offices
- Suitable for owner occupation or investment
- Basement storage & unused attic rooms

Summary

Available Size	3,418 sq m
Price	Offers in excess of £350,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Micklethwaite House formerly the clergy house of the adjacent St Hildas Church, was converted to offices about twenty years ago. It lies adjacent to the modern Green Quarter flat development and close to Citu's Climate Innovation District. Fronting Cross Green Lane its lies just to the north of Knowlsthorne Crescent, providing direct access to both Junction 45 of the M1 and Junction 4 of the M621.

Built of brick under a pitched slated roof it offers two floors of office accommodation. The ground floor is made up of smaller rooms with a larger open plan area at first but also with private meetings rooms. There is a second floor attic currently used for storage and a small cellar.

Until recently the property was occupied at first floor by the vendors and with the ground floor rooms being let to small charities. Two remain although the property is offered with vacant possession. Plans have been prepared showing the conversion of the building into six residential units and can be sent to interested parties. It stands on a site of 1,090 sq m (0.27 acre) with the external areas currently arranged as a garden.

Location

Micklethwaite House is located in Cross Green, on the eastern edge of Leeds city centre. To the north is a large area of housing with predominantly industrial property to the south including on the substantial Cross Green Estate.

Cross Green Lane lies just off Knowlthorpe Crescent a major route for traffic out of the city centre and towards Junction 45 of the M1 to the south east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,706	158.49
1st - Offices	1,712	159.05
Total	3,418	317.54

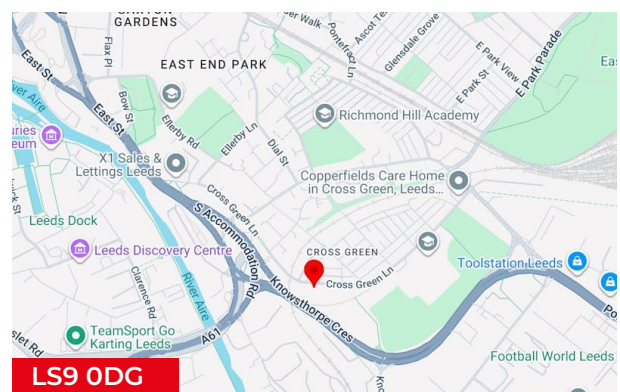
Viewings

Please contact the office to arrange a viewing.

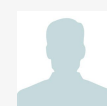
Terms

Micklethwaite House is offered for sale freehold with vacant possession. Offers are invited in excess of £350,000.

Tenure



Viewing & Further Information



Lesley Clark

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Micklethwaite House is held freehold. The Title contains a covenant limiting use to offices. It may be possible to vary this subject to agreement - please ask to discuss with us.



