

MODERN OFFICE SUITE TO LET



WOOD LANE, BELL HILL, ROTHWELL, LEEDS, LS26 0RS

- Fully serviced office suite available
- 178 sq.ft (16.54 sq.m.)
- Situated just off the A61 with swift access to the M1
- On-site parking
- Communal staff kitchen & meeting room

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located just off Wood Lane in Rothwell, which leads directly to Junction 44 of the M1 motorway via Wakefield Road (A61). The property is also just over 1.3 miles from Junction 7 of the M621 motorway and only 4 miles south of Leeds City Centre.

The site is a long-established commercial location, with nearby occupiers including Specialist Trailer Hire, Profleet Commercial Services and D&S Tyres.

DESCRIPTION

The property comprises a standalone office building, with communal staff kitchen and meeting room, disabled access lift and ample parking.

There is one suite currently available, which benefits from the following amenities.

- Suspended ceiling with LED lighting
- Perimeter trunking
- Air conditioning

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:

Suite 1	16.54 sq.m	178 sq.ft
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TERMS

Suite 1 is available by way of an effective fully repairing and insuring lease, for a term of years to be agreed, at a rent of **£3,960 per annum exclusive**.

RATES

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Currently awaiting reassessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Tom Grimshaw	Flynn Burgess
T: 0113 244 9020	T: 0113 244 9020
M: 07827 965146	M: 07402 653238
E: tom@bht.uk.com	E: flynn@bht.uk.com

Subject to Contract
May 2025