



## TO LET/MAY SELL

**1,054 sq ft (97.92 sq m) - 2,118 sq ft (196.81 sq m)**



**Alexandra House  
2 Craven Court  
Millshaw  
Leeds LS11 8BN**

## LOCATION

2 Craven Court is situated in an established commercial location, approximately 4 miles south west of Leeds city centre.

The property is located within a small development of three similar office buildings, known as Craven Court, which is accessed from Town Street which links directly to the Beeston Ring Road (A6110). In turn the A6110 provides access to Junction 1 of the M621 (approx. ½ mile to the north) and junction 28 of the M62 (approx. 2 ½ miles to the south), which provide good access to the regional road network and beyond.

## DESCRIPTION

The property comprises a purpose built 2 storey office building, extending in total to a net internal area of approximately 196.8 sq m (2,118 sq ft).

Ground	98.88 sq m	1,064 sq ft
First	97.93 sq m	1,054 sq ft

The property benefits from the following features:

Suspended Ceiling  
Full Access Raised Floors  
Intercom Access/Key Fob for Staff  
Internal and External CCTV  
Alarmed

## PARKING

The office benefits from 8 designated parking spaces immediately surrounding the premises.

## RATING

We are verbally informed by the Leeds Rating Department that the Business Rates for Alexandra House, Millshaw are £25,500 per annum therefore using the 2014/15 UBR of £0.482, the rates payable will be £12,050 per annum. Interested parties should confirm this figure with Leeds Business Rates Department.

## TERMS

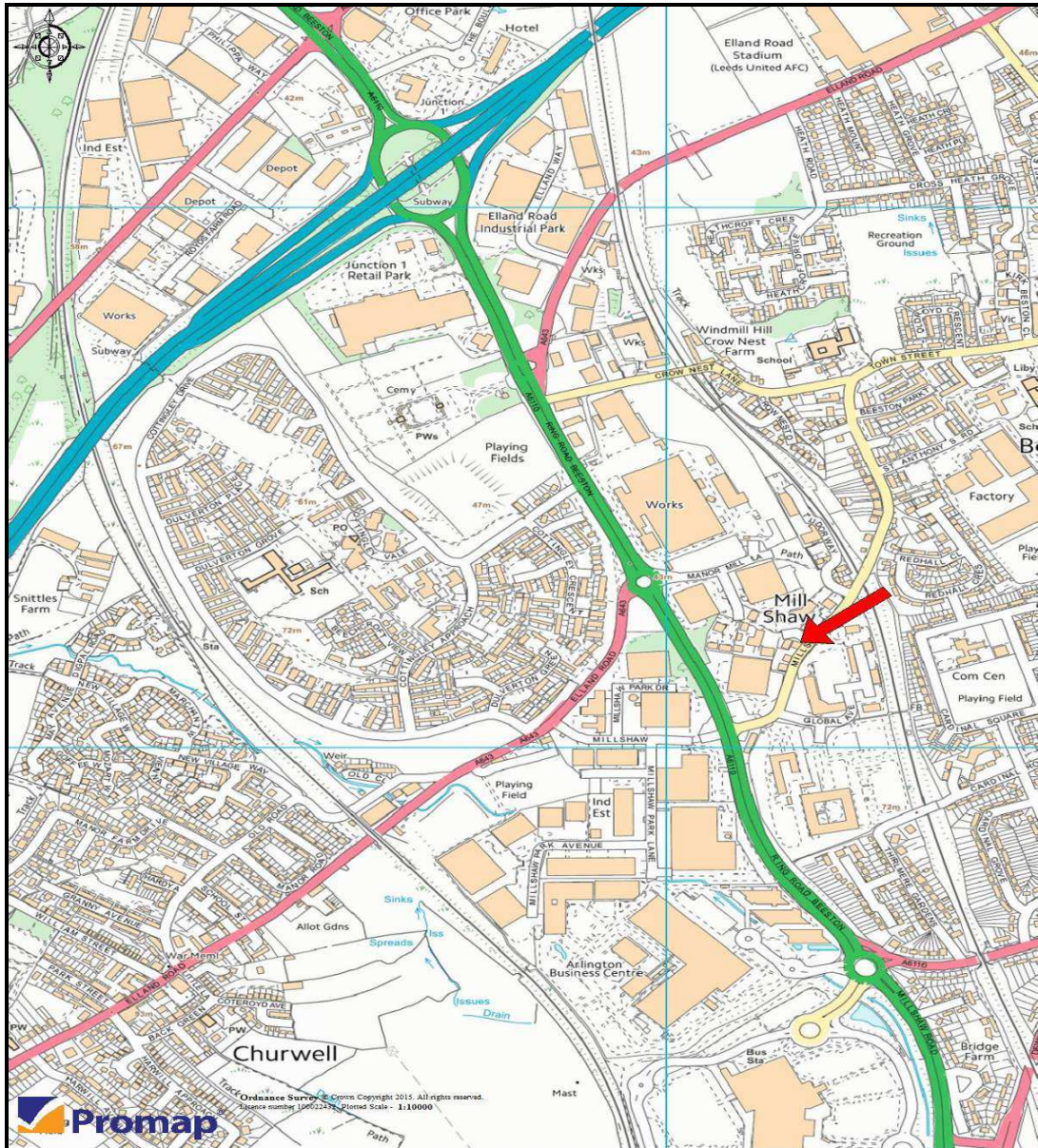
The property is available by way of an effective full repairing and insuring lease, terms to be agreed.

## EPC

EPC rating of D (93) Copy available on request

## LEGAL COSTS

Each Party to be responsible for their own legal costs in connection with this transaction.



## Viewings

Strictly by appointment with the Sole Agent

BNP Paribas Real Estate, Minerva, East Parade, Leeds LS1 5PS

Contact Iain Cairns : 0113 242 0044 - [Iain.Cairns@bnpparibas.com](mailto:Iain.Cairns@bnpparibas.com)

**Misrepresentation Act 1967:** BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.