



Woodhead House – Centre 27 Business Park Woodhead Road, Birstall, WF17 9TD



TO LET

Office Suites Available on a Flexible Basis

1.8 – 1st Floor Office of 15.98 sqm (172 sqft)

& 2.1 – 2nd Floor Office of 95.60 sqm (1,029 sqft)

Easy In / Easy Out Terms, Ample On Site Car Parking

1.8 - £3,275 Per Annum (Including Service Charge)

2.1 - £16,500 Per Annum (Including Service Charge)

Woodhead House – Centre 27 Business Park, Woodhead Road, Birstall, WF17 9TD

LOCATION

Woodhead House is located approximately 6.5 miles south-west of Leeds City Centre. The property is situated on the south side of Woodhead Road close to the junction with the A62 which in turn provides access to Junction 27 of the M62 Motorway.

The immediate area is an established mixed use office, retail and leisure area adjacent to the nearby Birstall Shopping Park which provides a wide range of amenities to compliment the business area itself.

DESCRIPTION

Woodhead House is an attractive office building arranged on ground and 2 upper floors. The building is divided into a number of suites of a variety of sizes, occupiers include William Hill, Veritas Logistics, Instate Technology, Morrisons Utilities Ltd etc. The property has the benefit of air conditioning, suspended ceiling, raised access floors and a 10 person passenger lift together with parking for 112 vehicles.

ACCOMMODATION

Currently available are Suites 1.8 situated on the first floor extending to 15.98 sq. m. (172 sq. ft.) along with Suite 2.1 on the 2nd floor extending to 95.60 sqm (1,029 sqft).

RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Suite 1.8

Description: Offices and Premises
Rateable Value: £2,750

Suite 2.1

This suite will require reassessment upon occupation

The Uniform Business Rate for 2016/2017 is 49.7 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

TERMS

The property is available to let on "Easy In / Easy Out" terms, being all inclusive excluding rates, but including service charge.

The suites are available at the following rentals:-

1.8	-	£3,275 per annum
2.1	-	£16,500 per annum

VAT

VAT will be chargeable upon the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is as follows:-

D	-	84
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LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

(Jan 2015 / Amended April 2016 – 5243 / CJM)



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