

Starkeys

Chartered Surveyors

**SELF-CONTAINED OFFICES
8 NEW ROAD SIDE
RAWDON
LEEDS**



86.90M² (935 SQ. FT.)

- Prominent location close to the main Rawdon traffic lights
- Ground and first floor offices with second floor stores

TO LET £8,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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RICS Regulated by RICS

**SELF CONTAINED OFFICES
8 NEW ROAD SIDE
RAWDON**

1. LOCATION:

The premises occupy a prominent location close to the junction of the main Rawdon traffic lights, the intersection of the Bradford to Harrogate and Leeds to Otley roads. The premises are located approximately 5½ miles North East of Bradford city centre and 6½ miles North West of Leeds city centre, with the Leeds/Bradford Airport only 1½ miles to the North.

The premises are located at the heart of the Rawdon commercial centre which provides specialist retail facilities together with a number of offices. There is a public car park opposite the property.

2. GENERAL DESCRIPTION:

The accommodation provides self-contained office accommodation with dedicated access from New Road Side. The ground and first floor levels provide four offices, with additional storage on the second floor. There are kitchenette and WC facilities on the first floor.

The property benefits from gas central heating.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

Ground Floor Area	32.15m ² (346 sq. ft.)
First Floor Area	30.55m ² (329 sq. ft.)
Second Floor Area	24.20m ² (260 sq. ft.)
TOTAL NET INTERNAL FLOOR AREA	86.90m² (935 sq. ft.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £7,300 (Offices and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

The above information was obtained from the Valuation Office website and interested parties should seek verification of the information provided.

5. LEASE TERMS:

The accommodation is offered to let for a term to be agreed on a new full repairing and insuring lease at an initial rent of £8,500 per annum, exclusive of rates, utilities and other outgoings and payable quarterly in advance.

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

6. EPC:

The premises have an Energy Efficiency Rating of D (93).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ASHLEY BOWLES MRICS
TELEPHONE:- 01274 307910**

Amended 30 April 2025

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.