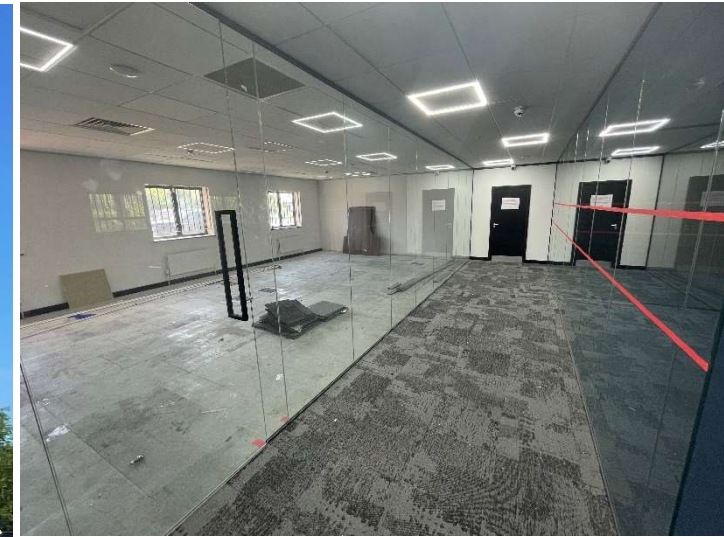


# TO LET



**SUSSEX HOUSE, SKELTON GRANGE ROAD,  
LEEDS, LS10 1RZ**

- **Modern office building**
- **Available from 2,200 to 11,570 Sq Ft**
- **Large car park**
- **3 miles from Leeds city centre**
- **Excellent road connectivity via J44 M1**

# TO LET – MODERN OFFICES WITH EXCELLENT ROAD CONNECTIVITY

## Property Summary

**Modern, well located office building with excellent road links to Leeds city centre, M1 and M621**

- Suites available from 2,200 to 11,570 sq ft
- Available as a whole or split on a floor or suite basis
- Large designated car park
- Modern fit out, with ability to influence further refurbishment.
- Excellent road connectivity with ready access to J44 M1, and J7 of the M621
- Good standard of decoration
- Low EPC of C rating
- Passenger lift, air heating and cooling system
- Staff welfare facilities on each floor
- **Rent available from £11.50 per sq ft**



## Contact

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## Location

Sussex House is located on Skelton Grange Road, which is just off Pontefract Road which is a popular location for office and industrial occupiers due to the excellent connectivity to the regions motorway network.

Junction 44 of the M1 is only 1.4 miles away, with J7 of the M621 being 0.7 miles away.

Leeds city centre is approximately 3 miles north west of the property.

Many local amenities are a short distance from the property, including KFC, McDonalds, Morrisons, Lidl and Pure Gym

Approximate Distances:

- M1 (J45) – 1.4 miles – (2 mins)
- Leeds City Centre - 3 miles (12 mins)
- M621 - 0.7 miles (2 mins)
- Leeds Train Station – 3.4 miles (9 mins)



SATNAV: LS10 1RZ

whatthreeords: [///exit.basis.fall](http://www.exit.basis.fall)

## Description

- Open plan office accommodation over three floors
- Modern standard of decoration
- Full raised access floors
- Full refurbishment options available
- 8 passenger lift access
- LED lighting
- Double glazed windows
- W/C and staff facilities on each floor
- Large dedicated car park
- Air cooling and heating system
- Central reception area
- Modern break out and canteen areas

Plans are available upon request.

## Accommodation

The following units are available separately or combined:

Floor	Sq M	Sq Ft	Status
GF (right)	148	2,500	Available
FF	149	6,870	Available
SF	575	2,200	Available
<b>Total</b>	<b>1,074.89</b>	<b>11,570</b>	

Available for occupation from Q3 2023.

## Lease Terms

The property is available to lease on terms to be agreed however a minimum term of 5 years is envisaged.

## Asking Rent

Available from £11.50 per sq ft



# SUSSEX HOUSE, SKELTON GRANGE ROAD, LEEDS, LS10 1RZ

## Business Rates

Please contact the agent for further information.

## Service Charge

There is a service charge in respect of the common areas.

## EPC

C (73)

## Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

## VAT

Rents are quoted exclusive of but will be subject to VAT.

## Viewings

By appointment with the Sole Agent.

Ben Flint

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