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For Sale (may let)

Oak House, 1 Limewood Way,
Limewood Business Park, Seacroft, Leeds, LS14 1AB

- High quality self-contained two storey office building with parking
- 2,352 – 4,771 sq ft
- Quoting Price £620,000 exclusive of VAT

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

Terms

Oak House is available either as a **whole** or on a **floor by floor basis** by way of new effective FRI leases for a term to be agreed. Rent upon application.

The long leasehold is available to purchase (125 years less 10 days from 11 January 2002) with vacant possession.

Business Rates

The property has been assessed by the VOA to have the following Rateable Values:-

FLOOR	RV (rates payable)
Ground	£29,500 (£14,160)
First	£23,000 (£11,040)

The current non domestic rate multiplier in the £ for the financial year 2026/27 is £0.48 pence. We advise all interested parties to make their own enquiries of the local rating authority. RV (rates payable) effective 1 April 2026.

Estate Charge & Insurance

An annual estate charge is payable by the tenant to cover the cost of the upkeep and maintenance of the development to include for landscaping and external lighting. In addition the tenant will be responsible for the payment of an annual building insurance premium. Further information available upon request.

Service Charge & Insurance

In the event that the building is let on a floor by floor basis, the tenant will be responsible for the payment of an annual service charge to cover the cost of lighting, on site security, alarm, heating and maintenance of the common areas. Further information available upon request.



EPC

The property has been assessed to have an EPC Rating of C (57). A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.



Viewing & Further Information

Strictly by appointment with the joint sole letting agents Knight Frank and WSB:-

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: +44 7500 032 855

Contact: Robin Beagley

Email: rbeagley@wsbproperty.co.uk

Tel: 0113 2341444

Subject to Contract

Particulars: March 2026

Photographs: March 2026

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- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [March 2026]. Photographs dated [March 2026].

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