



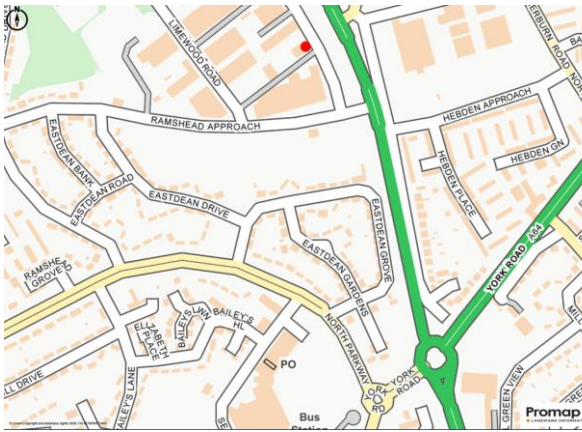
For Sale (may let)

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
- Part income producing (short term)
- Quoting Price £620,000 exclusive of VAT

0113 246 1533

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



Location

Oak House is prominently located at the entrance to Limewood Business Park accessed off Limewood Approach overlooking the A6220 Leeds outer ring road. Leeds city centre is situated approximately 3 miles to the south west with Seacroft Green Shopping centre where occupiers include Tesco's and JD Sports Gym only a short walk away.

Description

This self-contained office building provides high quality office accommodation on ground and first floors that have been fitted out to provide the following:-

- ◆ Attractive reception area
- ◆ Full access raised floors
- ◆ Suspended ceilings with integral LED lighting in part
- ◆ Electrically operated integral window/door roller security shutters
- ◆ Gas fired central heating
- ◆ Fitted kitchen
- ◆ Male, female and disabled toilet facilities
- ◆ Alarm system
- ◆ Individual floor key coded access
- ◆ Series of partitioned offices and meeting rooms
- ◆ Large picture windows to the front elevation
- ◆ Entry phone access system



Accommodation

The accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Reception & Store	58	5.35
Ground	2,361	219.31
First	2,352	218.51
TOTAL	4,771	443.17

Car Parking

The property benefits from 16 on site car parking spaces.

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 the benefit of the following short term income, noting a copy of the leases are available upon request-

Floor	Tenant	Lease Term	Security of Tenure	Rent (pax)
Ground	BioApp Solutions Ltd	5 years from 23 April 2021	Yes	£29,515

Business Rates

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

FLOOR	RV (rates payable)
Ground	£29,500 (£14,720.50)
First	£30,250 (£15,094.75)

The current non domestic rate multiplier in the £ for the financial year 2025/26 is 49.9 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: February 2026

Photographs: February 2026

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[Particulars dated [February 2026]. Photographs dated [February 2026].

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