



For Sale/To Let

Unit 1 Manor Mills
Manor Road
Leeds
LS11 9AH

3,628 sq ft

- Self-contained high-quality offices
- 10 on site surface level parking spaces
- Suitable for a variety of uses subject to planning

Your partners in property



Description

Unit 1 Manor Mills provides self-contained ground floor high specification office accommodation of the following specification:-

- Predominantly open plan office
- Suspended ceilings
- LG7 lighting
- Air conditioning
- Full raised access floor
- Fully carpeted
- Kitchen
- Board room/meeting rooms
- Intruder alarm
- Male/female/disabled WCs
- 10 parking spaces
- Secure entry door system



Accommodation

The property has been measured to have a net internal floor area of approximately 3,628 sq ft (337.05 sq m).

Terms

The long leasehold of the property is available for sale with vacant possession at a quoting price of £675,000 plus VAT. Alternatively consideration will be given to a new effective FRI lease for a term and rent to be agreed. Further information available upon request.

EPC

The property has been assessed to have an EPC rating of C (64). A copy of the certificate is available upon request.

Service Charge

A service charge is in place for the maintenance and upkeep of the common parts including the external fabric of the building, external lighting and landscaping. Further information available upon request.

Business Rates

The property has been assessed to have a Rateable Value of £68,500 effective from 01 April 2026. We advise all interested parties to make their own enquiries of the local Valuation office.



Contact

Due Diligence

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

Legal Costs

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

VAT

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

For further information, or to arrange a viewing, please contact the sole Agents, Knight Frank.



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Location



Manor Mills is located on Manor Road which is situated to the south side of Leeds city centre. The property is a short walk from the Leeds City Centre and the railway station.

The office is situated within one of the largest regeneration initiatives in Europe within the 'Southbank' area of Leeds.

Manor Mills benefits from several amenities in close proximity including The Cross Keys and The Midnight Bell pubs, Tesco Express, Phillpotts and Starbucks as well as being a short walk to the main retail core of the city.

The M621 motorway is located a short distance from Manor Road which in turn connects to the M1, A1M and M62 providing excellent connectivity from the property.

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Particulars dated March 2026. Photographs dated March 2026.

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