

# FOR SALE / TO LET: High Quality Office Accommodation in an Attractive Parkland Setting – 4,568 ft<sup>2</sup>

FOX  
LLOYD  
JONES

0113 243 1133

[www.fjltd.co.uk](http://www.fjltd.co.uk)



- ◇ High quality office accommodation with a dedicated entrance
- ◇ Predominantly open plan space with fitted meeting rooms
- ◇ Peaceful, rural location
- ◇ Modern LED lighting
- ◇ Raised access floor
- ◇ Fitted kitchen and meeting room facilities
- ◇ Conveniently situated close to the A64 and A6120
- ◇ 27x on-site car parking spaces

UNIT 2, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS LS14 3DW

[www.fjltd.co.uk](http://www.fjltd.co.uk)





## Description

- Unit 2 Bramley Grange is an attractive stone built building, set within a peaceful parkland setting, with the grounds extending to more than eight acres.
- The opportunity presents 4,568 sq. ft of high quality office accommodation over ground and first floors with self-contained 'own front door' access.
- There is existing fitout in the form of 3x small meeting rooms and a fitted kitchen on the ground floor as well as a newly fitted large boardroom on the first floor.

## Specification

Finished to the highest standard the office benefits from the following features:

- Predominantly open plan space with existing high quality meeting rooms and boardroom
- Kitchen facilities
- Peaceful, rural setting
- Modern LED lighting
- Raised access floor
- Central heating
- 27x on site car parking spaces

## Accommodation (NIA)

The property provides the following net internal floor areas:

Floor	Sq M	Sq Ft
Ground	209.8	2,258
First	214.6	2,310
<b>Total</b>	<b>424.4</b>	<b>4,568</b>

## PROPERTY DETAILS

UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

PROPERTY DETAILS

LOCATION

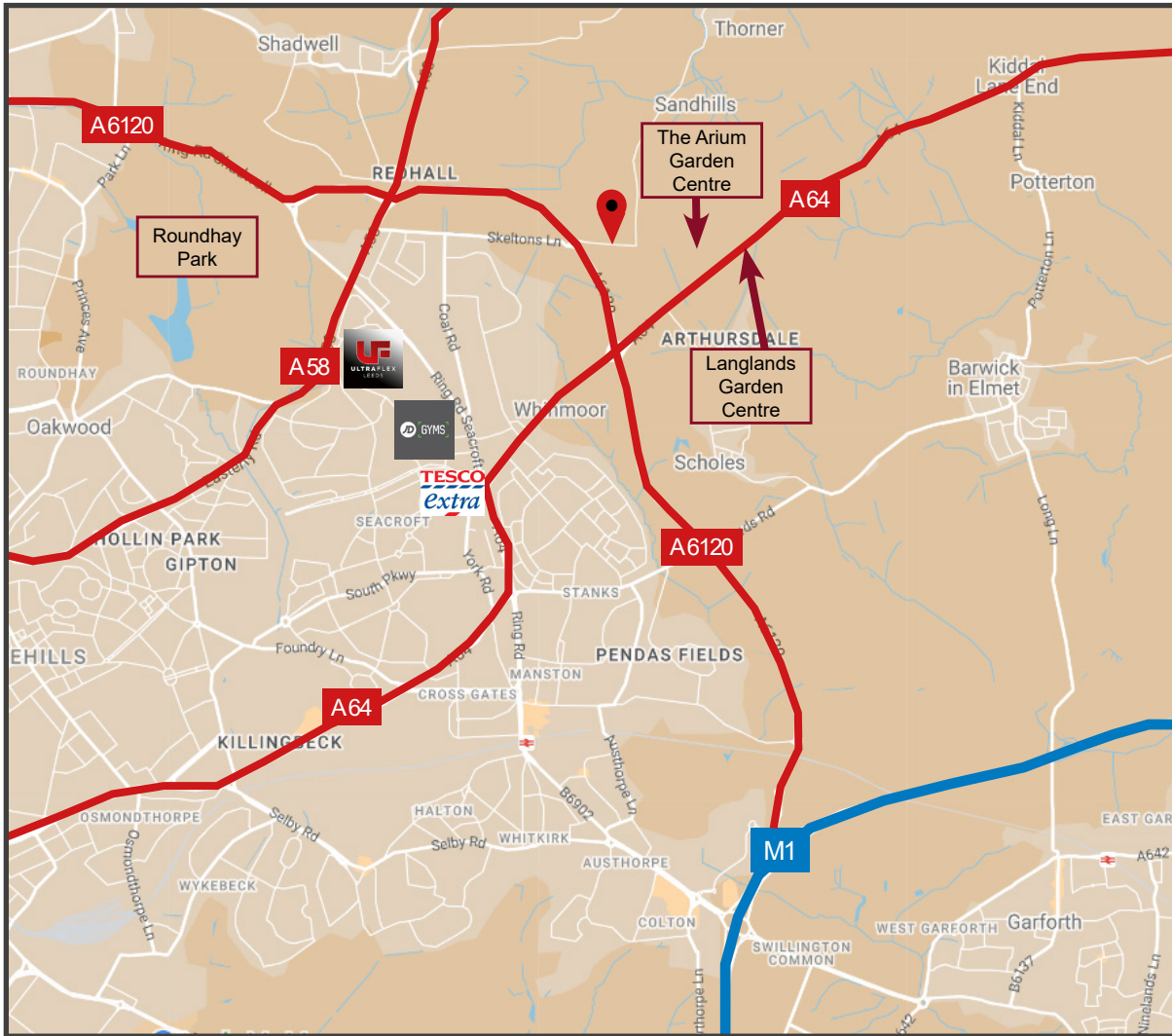
FLOOR PLANS

GALLERY

CAR PARKING

PROPOSAL

**FOX  
LLOYD  
JONES**



## Location

- Bramley Grange is a prestigious office development conveniently located off Thorner Lane just 1/4 mile from its junction with the A64 York Road.
- Less than 5 miles from the A1, Bramley Grange provides outstanding access to the North and South via the A1/M1 as well as easy access to Leeds City Centre.
- The café at the Arium Garden Centre is a pleasant 8-minute walk away, offering breakfast and snack lunch menus.
- Langlands Garden Centre, 5 minutes' drive away, has a restaurant with similar offerings plus full meals.
- In nearby Seacroft there are two gyms – JD and UltraFlex – as well as a vast Tesco Extra.

## LOCATION

UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

PROPERTY DETAILS

**LOCATION**

FLOOR PLANS

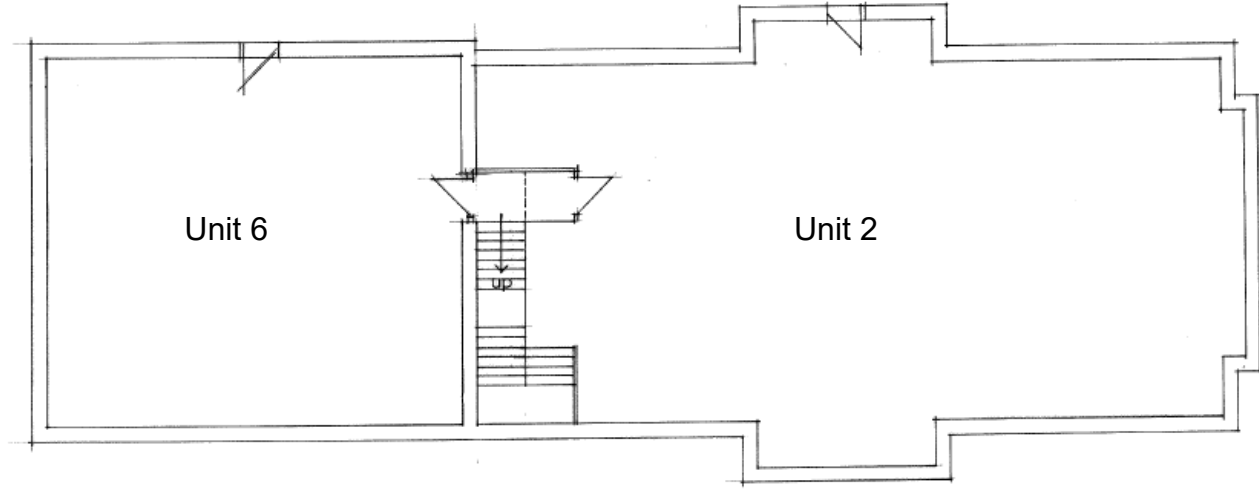
GALLERY

CAR PARKING

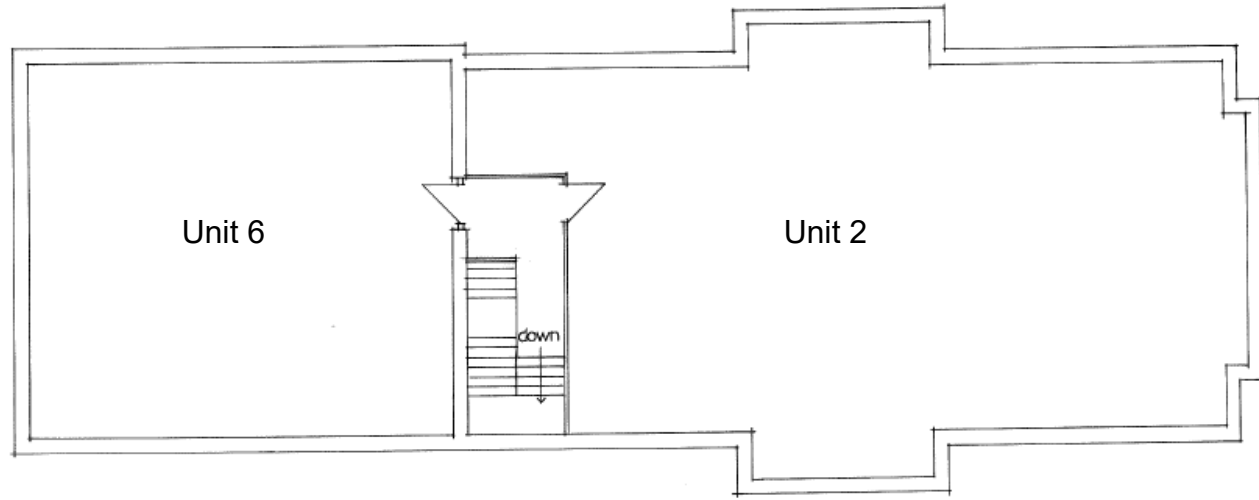
PROPOSAL

**FOX  
LLOYD  
JONES**

**Ground Floor Plan**



**First Floor Plan**



**FLOOR PLANS**

UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

- PROPERTY DETAILS
- LOCATION
- FLOOR PLANS**
- GALLERY
- CAR PARKING
- PROPOSAL







Indicative Image



Indicative Image



## GALLERY

UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

PROPERTY DETAILS  
LOCATION

FLOOR PLANS

**GALLERY**

CAR PARKING

PROPOSAL

**FOX  
LLOYD  
JONES**





## CAR PARKING

UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

PROPERTY DETAILS  
LOCATION

FLOOR PLANS  
GALLERY

**CAR PARKING**

PROPOSAL

**FOX  
LLOYD  
JONES**

## Viewing & further information

Please contact the sole selling agents:

**Nick Salkeld**

[Nick.Salkeld@fljltd.co.uk](mailto:Nick.Salkeld@fljltd.co.uk)

**Harry Finney**

[Harry.Finney@fljltd.co.uk](mailto:Harry.Finney@fljltd.co.uk)

**Zac Parker**

[Zac.Parker@fljltd.co.uk](mailto:Zac.Parker@fljltd.co.uk)

**FOX  
LLOYD  
JONES**

**0113 243 1133**

[www.fljltd.co.uk](http://www.fljltd.co.uk)

## Proposal:

Unit 2, Bramley Grange, is available by way of a new full repairing & insuring lease either as a whole or on a floor by floor basis for a term of years to be agreed. Alternatively, the property can be offered for sale with vacant possession upon completion.

**Quoting Rent** £14.50 excluding VAT

**Guide Price** We are instructed to seek offers in the region of £850,000  
Subject to contract and exclusive of VAT

### Tenure:

Effective Freehold (Long Leasehold interest – 999 years from 2003)

### Rateable Value:

Interested parties are advised to make their own enquiries with the local authority

### Service Charge:

A service charge is payable towards the upkeep of the communal courtyard / car parking.  
Further details available on request.

### EPC:

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 is to be responsible for their own legal costs incurred in connection with completion of the transaction.

### Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

### Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions 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. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared March 2024