



To Let - Tower Court

Tower Court, Armley Road, Leeds, LS12 2LY

Property Features

- Good quality offices in an impressive characteristic building.
- The building benefits from impressive landscaping and common areas.
- 1st floor suite measures at 2,355 sq ft (216.92 sq m)
- Located approximately 2 miles from Leeds city centre.
- Dedicated secure car parking for 10 cars.
- Gas fired central heating system.
- Excellent natural light.
- Passenger lift.

Location

The premises are prominently located on Armley Road (A647), in the suburb of Armley approximately 2.0 miles to the west of Leeds City Centre. Armley Road is located just off the Armley Gyratory which serves as one of the main transport links into the city centre and to the M621/M1 motorways.

Leeds is the fourth most important economic centre in England and lies approximately midway between Edinburgh and London. It is the major regional commercial and industrial centre for West Yorkshire.

The premises are easy to access whether travelling from the City Centre or the ring road, with public transport links into the city centre located within close proximity to the property.

Description

Tower Court is a substantially impressive character building which has been comprehensively redeveloped to provide modern office accommodation over ground and first floors.

The building benefits from extensive features and is sat within well-maintained secure landscaped grounds. The building also benefits from an abundance of parking with the 1st floor suite benefiting from 10 dedicated parking spaces.

The suite is heated via a gas central boiler and benefits from a kitchenette and meeting space/cellular offices to the rear.

Accommodation

The first floor suites measures at 2,355 sq ft.

Car Parking

The suite benefits from 10 dedicated spaces.

To Arrange a Viewing or for More Information:

Viewing is strictly by prior appointment with sole agents WSB:

Alex Jowett

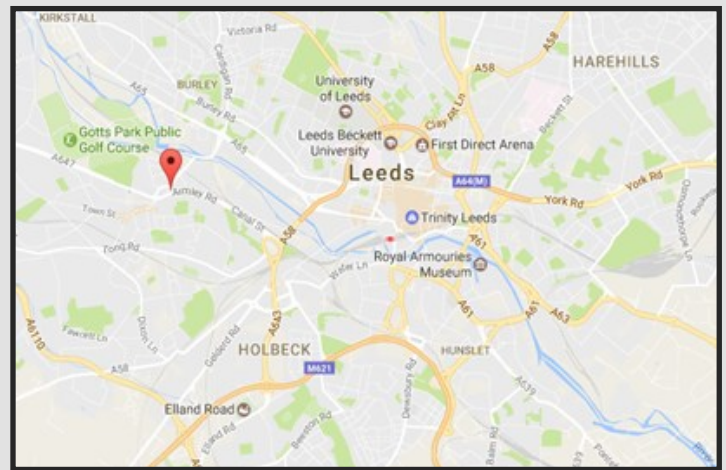
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Business Rates

According to the Valuation Office Agency's website under the 2015 list the property has a **Rateable Value of £16,750**. The current small business rates multiplier for 2017/18 is £0.467

Service Charge

The lease will include an obligation to pay into a service charge for the running of the common areas of the premises.

Lease Terms

The first floor office is available by way of either a sub lease or assignment for a term of years to be agreed at a rent to be agreed with the head landlord.

VAT

All rents are quoted exclusive of VAT if applicable.

EPC

A copy of the EPC is available upon request. The property has a rating of E.

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