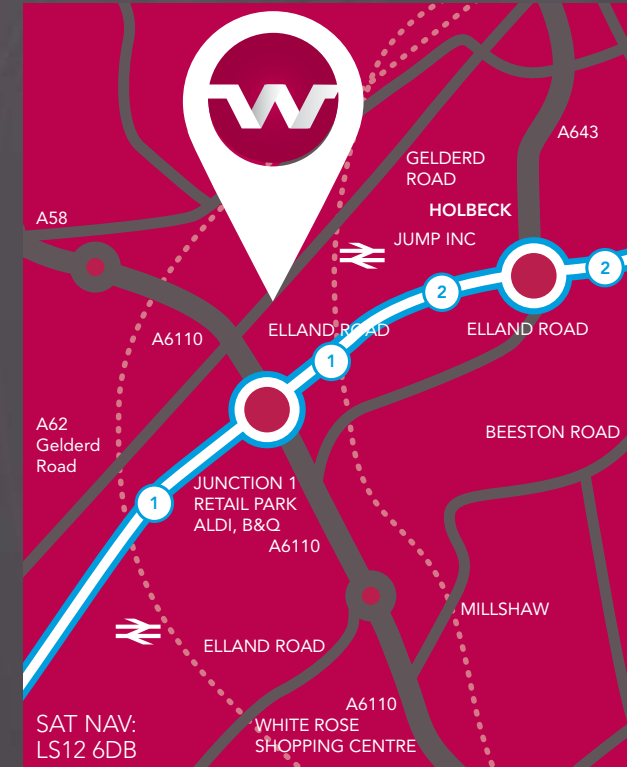




WESTCOURT
GELDERD ROAD | LEEDS | LS12 6DB
J1 M621

**QUALITY AIR CONDITIONED
FIRST FLOOR OFFICE SUITE
TO LET**
7,625 SQ FT + 22 PARKING SPACES

APPROXIMATELY 1.5 MILES FROM
THE HEART OF LEEDS CITY CENTRE



WESTCOURT, IS STRATEGICALLY LOCATED ON GELDERD ROAD (A62) APPROXIMATELY 1.5 MILES FROM THE HEART OF LEEDS CITY CENTRE WHILE ALSO BENEFITING FROM DIRECT ACCESS TO JUNCTION 1 OF THE M621 MOTORWAY VIA THE LEEDS RING ROAD (A61110) WHICH IS SITUATED LESS THAN 0.5 MILES FROM THE BUILDING.



DESCRIPTION

The available suite comprises the whole of the first floor of this two storey detached office building. The suite provides quality, modern open plan office space finished to a high specification.

SPECIFICATION

The first floor suite has been refurbished and benefits from the following-

- Floor to ceiling glazing
- Air Conditioning
- Full access raised floors
- Suspended ceilings
- New LED lighting
- Male and female WCs on each floor
- Shower
- DDA compliant
- Lift
- Double height reception area
- 22 on site parking spaces

MODERN OPEN PLAN OFFICE SPACE



Indicative layout plan



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ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice to have a net internal floor area of approximately 7,625 sq ft.

CAR PARKING

The first floor suite has 22 dedicated on site car parking spaces.

RATEABLE VALUE

The offices have been assessed to have a Rateable Value of £103,000.

VAT

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

EPC

The building has a current EPC rating of D (95). A copy of the EPC is available upon request.

TERMS

The first floor suite is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further information on the quoting terms is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment:



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