

**HIGH QUALITY SELF CONTAINED
OFFICES WITH PARKING**

320.4 SQM (3,449 SQFT)



**UNIT 5 FUSION COURT
ABERFORD ROAD
GARFORTH
LEEDS
LS25 2GH**

- POPULAR BUSINESS PARK LOCATION
- CLOSE TO (J47) M1 MOTORWAY
- 9 PARKING SPACES



LOCATION

Unit 5 Fusion Court is well situated, being close to J47 of the M1 Motorway and the (A63) Selby Road. Leeds City Centre is 10 miles to the West. The property is also situated less than 0.5 miles from Garforth Train Station and Garforth town centre. This convenient location enables immediate access to all local shopping and transport facilities as well as being in a popular office location.

DESCRIPTION

The available space comprises modern Ground and First Floor Offices with private entrance and WC facilities. The premises form part of a larger building constructed in brick under a pitched roof. The offices have the benefit of:

- Raised Access Floors
- Suspended Ceiling
- Modern Lighting
- Disabled Access and Facilities
- Male/Female and Disabled WC's
- Security Alarm
- 9 Car Park Spaces
- Control/managed car parking
- Passenger lift between ground & first floor.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Offices	160.2	1,724.5
First Floor Offices	160.2	1,724.5
W/C's	-	-

SERVICES

We understand that mains water, drainage, gas and electric are connected.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
OFFICES & PREMISES	£23,250	£11,508

PLANNING

The property has planning consent for (B1) Office use.

RENTAL

£29,500 per annum exclusive. Sale price on application to the selling agents.

TENURE

Available by way of an effective new full repairing and insuring Lease for a term of years to be agreed.

VAT

Our client has advised us that Value Added Taxation is applicable on this transaction. Consequently, VAT will be charged on the rent.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs in preparation of the lease.

EPC



This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting systems compared to two benchmarks for this type of building: one appropriate to one appropriate for existing buildings. There is more advice on how to enter in the guidance document Energy Performance Certificates for the construction of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF:
SUBJECT TO CONTRACT
October 2017

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.