TO LET

# High quality ground floor offices

# UNIT 4, COLTON MILL, BULLERTHORPE LANE, LEEDS, LS15 9JN

Nabarro McAllister



- Popular business park location
- Close to J46 M1 motorway
- 15 parking spaces
- Available now

# RENT £47,850 p.a.

278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>)

## UNIT 4, COLTON MILL, BULLERTHORPE LANE, LEEDS, LS15 9JN



#### LOCATION

Unit 4 Colton Mill is well situated adjacent to J46 of the M1 Motorway and the A6120 Leeds Outer Ring Road. Leeds City Centre is 6 miles to the West and 15 minutes' drive. The property is also situated opposite the entrance to Thorpe Park with amenities such as Sainsburys, Travelodge, Thorpe Park Hotel and Spa, Pizza Hut and more. 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 Floor Offices with communal 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
- Kitchen Facilities
- Disabled Access and Facilities
- Male/Female and Disabled WC's
- Air Conditioning
- Security Shutters
- 15 Car Park Spaces

## ACCOMMODATION

	ft2	m2
GROUND FLOOR		
Offices & kitchen	3000	278.7
WC	-	-
TOTAL	3000	278.7

## SERVICES

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

#### **RATEABLE VALUE**

The property has the following entries in the 2010 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
£29,750	£16,883

#### PLANNING

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

#### RENTAL

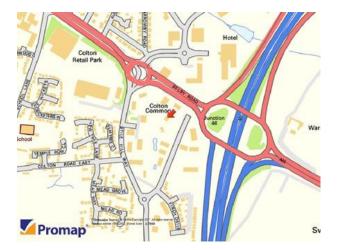
£47,850 p.a. exclusive.

#### TENURE

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

#### VAT

Our client is advised that VAT is applicable on this transaction. Consequently, VAT will be charged on the rent.



#### LEGAL COSTS

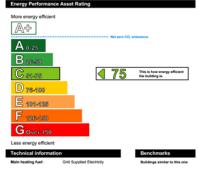
Each party to be responsible for their own legal costs incurred in this transaction.

#### EPC



Certificate Reference Number: 9376-3077-0120-0501-6295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the hasting, verifiation, cooling and lighting systems. The rating is compared to the operativity by ore building; one appropriate for one buildings and one appropriate for ensuing buildings. There is more advice on how to interpret this information on the Government's weblies wave communities gruidlepide.



#### VIEWING

By appointment only Nabarro McAllister

## 0113 266 7666

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February 2022



#### Subject to Contract

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 states, all prices are auoted exclusive of VAT.



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