

TO LET

High quality ground floor offices

 Nabarro
McAllister

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



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

RENT £47,850 p.a.

278.7 m²
(3,000 ft²)

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

SHOONSMITHS LTD
Mortons Ltd
4 Colton Mill, Bullerthorpe Lane
LEEDS
LS15 9JN

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 heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Benchmarks

Buildings similar to this one

VIEWING

By appointment only

Nabarro McAllister

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richardfraser@cartertowler.co.uk

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February 2022

Nabarro McAllister

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 quoted exclusive of VAT.

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