

TO LET

MODERN 1st FLOOR OFFICE SUITE

on established Business Park
1,200 SQ.FT. (111.48 SQ.M)



**FIRST FLOOR, UNIT 9
FUSION COURT
ABERFORD ROAD
GARFORTH
LS25 2GH**

address. 6 Lisbon Square, Leeds, LS1 4LY

tel. 0113 244 9020 **fax.** 0113 244 1104 **web.** www.bht.uk.com

LOCATION

Fusion Court is located on the A642 Aberford Road within 1 mile of Junction 47 of the M1. The park is on the edge of Garforth, adjacent to the new retail park and within 250m of Garforth Train Station. There are regular train services every 15 minutes to Leeds City Centre with a journey time of circa 10 minutes.

The park is a popular office location and home to both local and national occupiers including Medax Healthcare plc and Bernard Simms Associates.

DESCRIPTION

The suite occupies the first floor of Unit 9 which is a two storey modern end-terrace office building. Currently the space is arranged via a mix of open plan and cellular offices including board room, kitchen, toilets and stores. There are raised floors throughout, double glazing, and suspended ceiling with recessed Category 2 lighting, Category 5 cabling and gas central heating.

In addition the property has the added benefit of 3 dedicated car spaces plus 1 shared car space.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice as follows:-

First Floor	1,200 sq.ft.	111.48 sq.m.
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TERMS

The property is available by way of a new full repairing and insuring lease at a rent of **£13,500 per annum exclusive**.

RATING

We understand the property has a rateable value of £9,300 per annum, giving an approximate rates payable of £4,464 pa, if applicable.

EPC

The property has been independently assessed and certified as falling within Band B(45). A copy of the EPC is available on request.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate
Att: Mathew Halliwell – mathew@bht.uk.com

SUBJECT TO CONTRACT
Prepared – August 2018