

TO LET (MAY SELL) MODERN OFFICE BUILDING



UNIT 9, FUSION COURT, ABERFORD ROAD, GARFORTH, LEEDS, LS25 2GH

- 1,200 - 2,450 sq.ft (111.48 - 227.61 sq.m)
- 1 mile from Junction 47 of the M1 motorway
- Available as a whole or floor-by-floor
- Within walking distance of Garforth train station
- Dedicated parking

Tel: 0113 244 9020 / 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 building 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 6 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:-

Ground Floor	1,250 sq.ft.	116.13 sq.m
First Floor	1,200 sq.ft.	111.48 sq.m
Total NIA	2,450 sq.ft.	227.61 sq.m

TERMS

The property is available by way of a new full repairing and insuring lease at a total rent of **£27,000 per annum exclusive**.

Alternatively, letting of individual floors would be considered.

RATES

We understand the property has a rateable value of £37,800 per annum, giving an approximate rates payable of £18,144 pa, if applicable.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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

VAT

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

FURTHER INFORMATION/VIEWING:

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Subject to Contract
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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braekkenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.