

FOR SALE MODERN OFFICE INVESTMENT OPPORTUNITY



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

- 2,450 sq.ft (227.61 sq.m.)
- Within 1 mile of J47 M1
- Rental Income - £25,000 pax
- 6 dedicated car parking spaces
- Walking distance to Garforth train station

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, within 250m of Garforth Train Station. There are regular train services every 15 minutes to Leeds City Centre with a journey time of approximately 10 minutes.

The park is a popular office location and home to both local and national occupiers including Medacs Healthcare plc, Bernard Sims Associates, Springfield Health, ESS Security Ltd, and Acaster Safety Management.

The office park is well serviced with local amenities; the park is adjacent to East Side Retail Park, which includes Greggs, Home Bargains, Lidl, Westwood Vets, Sue Ryder, and The Fly Line pub. There is also a Howdens, Screwfix, and Tesco Superstore nearby.

DESCRIPTION

The property comprises a 2 storey purpose built end-terrace office building, arranged as a mixture of cellular and open-plan working areas. The offices benefit from double glazing, raised floors, suspended ceilings with recessed Cat II lighting, Cat 5 cabling, and gas central heating throughout. There are WC's, stores, and a kitchen on each floor.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Areas:-

Ground Floor	1,288 sq.ft.	120 sq.m.
First Floor	1,637 sq.ft.	152 sq.m.
Total NIA	2,925 sq.ft.	272 sq.m

CAR PARKING

6 dedicated car parking spaces, plus use of 1 disabled space.

TENANCY

The property is let to INICT Ltd on a 5 year FRI lease from 7th January 2021 at a rent of **£25,000 pax**. The lease is subject to a tenant break option at the expiry of the 3rd year. Tenant covenant information available on request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PRICE

We are seeking offers in the region of **£375,000** for the long leasehold interest, which equates to a net initial yield of **6.43%** after deduction of normal purchaser's costs.

RATES

The property is currently assessed as follows:

Ground Floor - £9,600

First Floor - £9,300

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (75). 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

The property is registered for VAT.

FURTHER INFORMATION/VIEWING:

Harvey Squire

T: 0113 244 9020

M: 07495 921574

E: harvey@bht.uk.com

Subject to Contract
Prepared: November 2021

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 Brackenridge 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.