

# MODERN OFFICE TO LET



## UNIT 1, LANDMARK COURT, BEESTON, LEEDS, LS11 8JT

- 8,615 sq.ft (799.53 sq.m.)
- Modern 3 storey office
- Established business park
- Adjacent to Junction 2 of the M621

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## LOCATION

Landmark Court is an established business park located on Elland Road approximately 2 miles south of Leeds City Centre. The park benefits from excellent communications lying immediately adjacent to Junction 2 of the M621 which provides excellent access to the M62, M1 and wider motorway network and is easily accessed by public transport.

The business park is situated adjacent to McDonalds, Vertu Volkswagen and Elland Road Stadium, the White Rose Shopping Centre is a few minutes drive away. Occupiers on the park include Priestley Homes, Heneghan & Sons, Aalco and Production North.

## DESCRIPTION

The property comprises a detached 3 storey modern office building fronting Elland Road, the office suite benefits from the following specification features: -

- LED lighting
- Comfort Cooling
- Gas fired central heating
- Double glazed windows
- Raised floors
- Cycle parking
- Shower facilities
- Disabled access and toilet

Externally the office benefits from 44 allocated parking spaces providing a ratio of 1 parking space per 195 sq.ft.

## ACCOMMODATION

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

Ground Floor	269.68 sq.m	2,903 sq.ft
First Floor	263.00 sq.m	2,840 sq.ft
Second Floor	266.85 sq.m	2,872 sq.ft
<b>TOTAL</b>	<b>799.53 sq.m</b>	<b>8,615 sq.ft</b>

## LEASE

The office is available by way of an assignment of the existing lease, with the current lease expiring on 20<sup>th</sup> December 2030 at a present passing rent of **£108,350 per annum**. The lease is subject to a tenant only break in December 2025 & December 2028 and rent review in December 2025 and is on an effective full repairing and insuring basis. Further lease information can be provided on request. Alternatively the Landlord may agree to a new lease on terms to be agreed.

## RATES

We understand the ratable value of the whole property is £90,000

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

## 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:

Via the joint agents:

### Brackenridge Hanson Tate

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Subject to Contract  
Mar 24

#### Misrepresentation Act

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