



4 Madison Court

Quayside Business Park, George Mann Road, Leeds, LS10 1DX

High Quality Self Contained Office - To Let (May Sell)

1,480 sq ft
(137.50 sq m)

- Suspended ceiling with Cat II lighting
- 6 car parking spaces

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Summary

Available Size	1,480 sq ft
Rateable Value	£15,750
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	C (57)

Description

The subject property is a modern two storey office set within a terrace of similar properties within a pleasant secure courtyard. The property is of brick construction set under a pitched roof with double glazed windows. The property has been built to a good specification which includes:-

- Fully carpeted
- Suspended ceiling with Cat II lighting
- Externally operated internal secure shutters on ground floor windows and door
- Perimeter trunking
- Disabled access
- Kitchen facility
- 6 car parking spaces

Location

Madison Court is located off the A61 on Quayside Business Park with excellent links to the motorway network, with junction 7 of the M621 being less than quarter of a mile away and junction 41 of the M1 approximately 1 mile away. Morrisons and the Hunslet Shopping Centre are within close proximity.

Terms

The property is available on a leasehold basis, however a sale may be considered.

Service Charge

A service charge is levied to cover the cost of the maintenance of the common areas of the estate.



Viewing & Further Information

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