

TO LET

**MODERN AIR-CONDITIONED OFFICE
BUILDING with ON-SITE PARKING**

2,500 – 5,000 sq.ft. (approx.)



- **WHOLE BUILDING AVAILABLE**
- **ABUNDANCE OF NEARBY AMENITIES**
 - **ON-SITE CAR PARKING**

Unit 2 Colton Mill Office Park, Bullerthorpe Lane, Leeds, LS15 9JN

LOCATION

Colton Mill Office Park is most conveniently situated adjacent to Junction 46 of the M1 motorway with almost immediate access to Selby Road (B6902) too, which provides easy access to surrounding amenities in the area including Crossgates train station.

The property is situated less than a 5-minute drive away from both Thorpe Park and Colton Retail Park, meaning the property benefits from all of the local amenities and facilities that you would expect from its ideal, strategic positioning.

DESCRIPTION

Unit 2 Colton Mill Office Park is a modern and attractive 2-storey self-contained office building constructed in brick under a pitched roof. The whole building is available, but the building could also be easily split to provide a single floor to an occupier.

The office benefits from the following specification features: -

- LED lighting
- Air conditioning
- Raised access floors
- Fully carpeted and decorated
- Secure front door entry intercom
- Fitted kitchen facilities
- W/C facilities

ACCOMMODATION

The property is either available as a whole self-contained building or on a floor-by-floor basis and provides the following approximate net internal floor areas: -

Whole building	-	5,000 sq ft
Single floor	-	2,500 sq ft

PARKING

Specifically demised on-site car parking spaces are available with Unit 2, located within the adjacent car park. Please contact the sole letting agent for further information.

RATES

The property has been assessed for rating purposes as "Office and Premises" and has a current rateable value of **£66,500**. In addition to this we would advise all interested parties to make their own enquiries with the local rating authority.

EPC

Available on request.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rental rate is to be **£15.00 per sq ft exclusive**.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent: -

CARTER TOWLER
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