



For Sale / To Let

Self-Contained Office Building with
10 car parking spaces



**9 VICTORIA COURT, MORLEY,
LS27 9SE**

SW

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Location

Victoria Court is an attractive courtyard office park situated on Bank Avenue close to its junction with Victoria Road (A643). It is only 4 miles from Leeds City Centre and has excellent access to the M621, M1 and M62.

Substantial amenities are very close by at Morley Town Centre which is within half a mile. Close by is Giggles Children's Nursery on Bank Avenue and there is a Nisa Local on Victoria Road.

Description

The building is one of nine office buildings set within a secure and fully landscaped courtyard.

The semi-detached building provides accommodation on two floor levels and which are largely open plan with meeting rooms and kitchen facilities. The building has a modern specification which includes the following:



Specifications

- LED lighting
- Suspended ceiling
- Gas fired central heating
- Double glazed window units
- Fully carpeted
- Kitchen facilities on each floor
- Disabled WC
- 10 car parking spaces

Accommodation

The property has a net internal floor area of 2,326 sq ft

Pricing

We are instructed to seek offers in the region of £295,000

Estate Charge

There is an estate charge of £3,312 per annum for the upkeep of the external areas.

EPC

9 Victoria Court has an EPC rating of 'C' 74



Rateable Values

9 Victoria Court has the following Rateable Value assessments:

Description	Rateable Values (From 1 st April 2026)
Ground Floor	£11,250
First Floor	£10,250

Legal Costs

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

Anti Money Laundering (AML)

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.





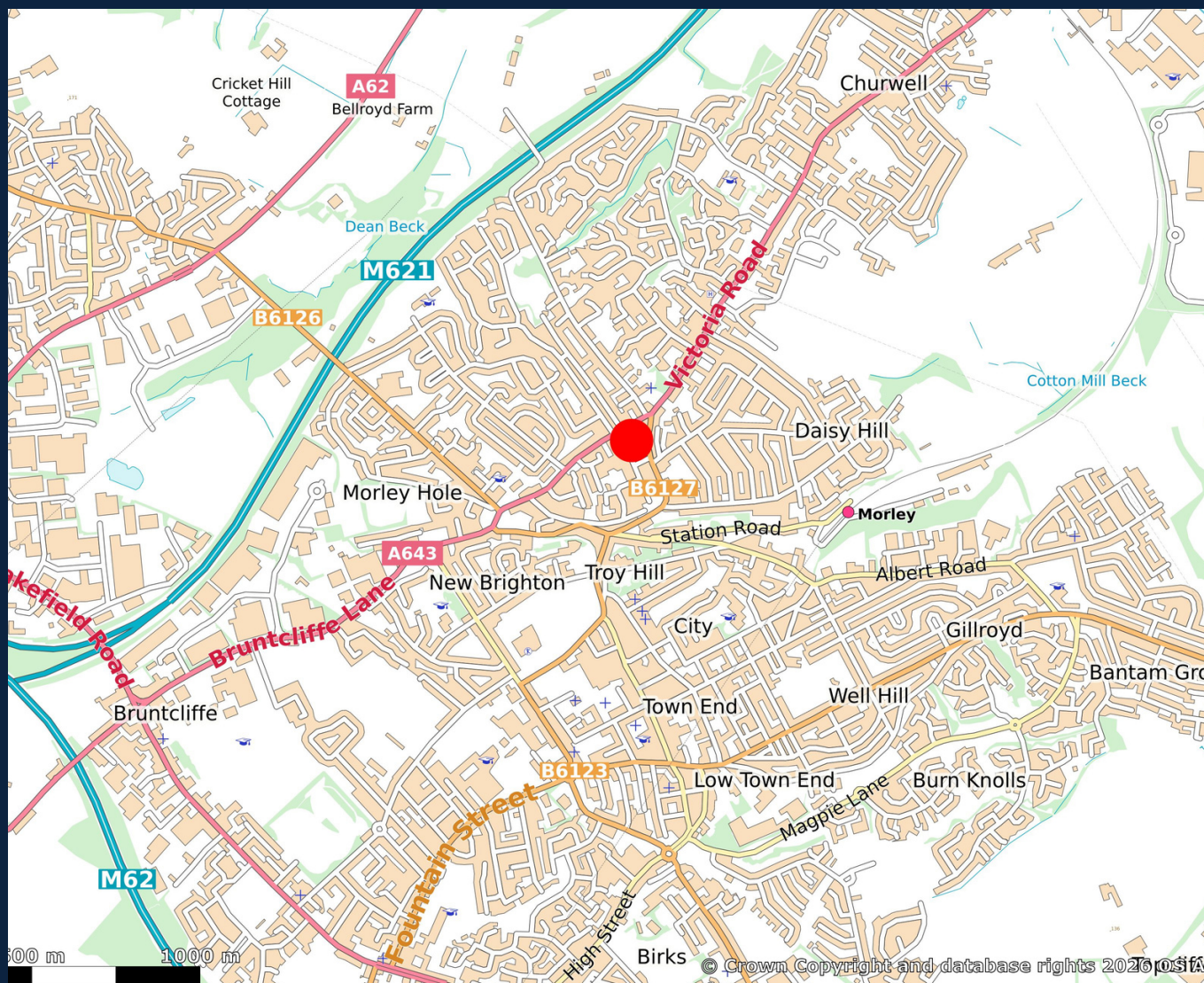
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Viewings

For further information or to
arrange a viewing please
contact the sole selling agents:

Richard Thornton
0113 221 6050
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