

TO LET (MAY SELL)

EXCELLENT QUALITY OFFICE SPACE ON COLTON MILL OFFICE PARK

2,955 – 9,000 sq ft



- **High Quality, Modern Office Space**
 - **Established Business Park**
 - **Excellent Car Parking Ratio**
- **Suitable for Occupiers or Investors**

3 Colton Mill, 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

3 Colton Mill is an attractive 3-storey self-contained office building constructed in brick under a pitched roof. The offices benefit from the following specification features: -

- Excellent natural light
- Air conditioning
- LED lighting
- Suspended ceilings
- Lift access
- Raised access floors
- Carpeting and decorations throughout
- Security alarm and front door entry intercom
- W/C facilities

ACCOMMODATION

3 Colton Mill comprises of the following approximate net internal floor areas: -

Ground Floor	-	3,085 sq ft
First Floor	-	2,960 sq ft
Second Floor	-	2,955 sq ft
Total	-	9,000 sq ft

The ground and second floors are available TO LET, whilst the first floor is currently occupied. Please contact the sole agents for tenancy information regarding the first floor.

PARKING

Unit 3 Colton Mill benefits from more than ample on-site car parking. Please contact the sole agents for further information.

RATES

Unit 3 Colton Mill has been assessed for rating purposes as “Office and Premises” and has the following rateable values : -

Ground Floor	-	£42,000
First Floor	-	£42,000
Second Floor	-	£42,000

EPC

The property has been assessed for Energy Performance Certificate (EPC) purposes and has an energy rating of **B (32)**.

VAT

The property is registered for VAT purposes.

TERMS

The ground and second floor suites are available TO LET by way of a full repairing and insuring lease for a term of years to be agreed. The commencing rental rate is to be **£16 per sq ft exclusive**.

The Landlord **may** consider disposing of the freehold interest in the building. Please contact the sole agents for further information.

FURTHER INFORMATION / VIEWING

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

CARTER TOWLER
0113 245 1447

James Jackson
jamesjackson@cartertowler.co.uk

Tom Newstead
tomnewstead@cartertowler.co.uk

Clem McDowell
clemmcdowell@cartertowler.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2025. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk