



Unit 8 Fusion Court, Aberford Road, Garforth, Leeds LS25 2GH

**TO LET /
MAY SELL**

Modern Office Accommodation

2,080 Sq Ft
(193 Sq M)

Unit 8 Fusion Court, Aberford Road, Garforth, Leeds LS25 2GH

DESCRIPTION

The property comprises a two-storey purpose built terraced office building within Fusion Court. Internally, the property is arranged over ground and first floor and is mainly open plan office space with separate meeting room, with male, female and disabled toilet facilities provided in the central lobby,

- ✓ 7 dedicated car parking spaces
- ✓ Close to Jct 47 of the M1 and Jct 44 of the A1(M)
- ✓ Kitchen installed
- ✓ Carpet tile floor covering
- ✓ Gas fired central heating
- ✓ Raised floors

LOCATION

The property is located at Fusion Court, Garforth on the A642, approx 8.5 miles from Leeds city centre. The site has easy access to the A63 Trunk Road which links Garforth to Leeds and is within 1 mile of both J44 A1(M) & J47 M1. Fusion Court is well located within Garforth and Garforth Railway Station is approx. 500 metres away.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,071	99
First Floor	1,009	94
Total	2,080	193

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

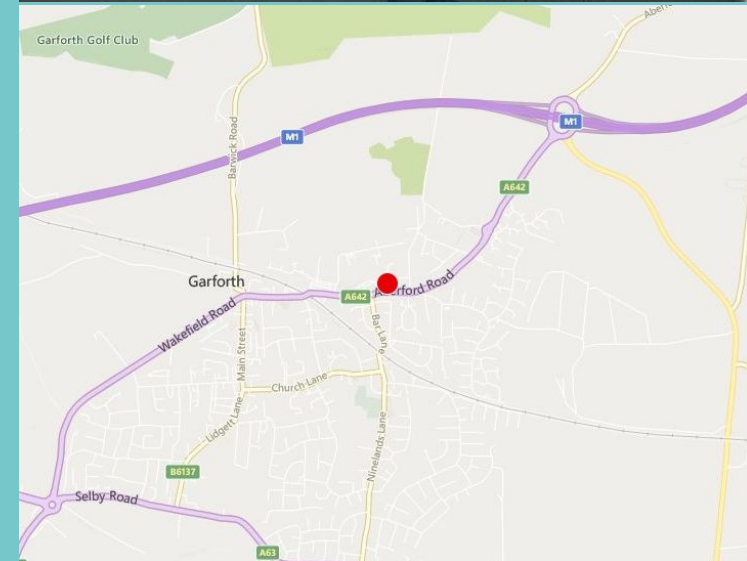
BUSINESS RATES

The current rateable value for the ground floor is £8,000.
The current rateable value for the first floor is £7,700.

TERMS

Available To Let on a new lease for a term of years to be agreed, made on full repairing and insuring terms or For Sale with vacant possession. Terms are available upon request.

EPC The property has an EPC rating of B (46). The full certificate is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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