

TO LET

PROMINENT GOOD QUALITY OFFICE BUILDING with GENEROUS ON-SITE CAR PARKING

2,700 sq.ft.



- **MODERN GROUND FLOOR OFFICE SUITE**
- **CONVENIENT NORTH LEEDS LOCATION**
 - **8 ON-SITE CAR PARKING SPACES**

Rawdon Court, Leeds Road, Rawdon, Leeds LS19 6AX

LOCATION

Rawdon Court is very prominently located and fronts onto Leeds Road (A65) which serves as a key route from Leeds city centre (Kirkstall Road), through North-West Leeds (Horsforth, Rawdon, Yeadon, Guiseley etc.) up to its intersection in Skipton.

Approx. 6 miles North-West of Leeds city centre and 5 miles North-East of Bradford City Centre, Rawdon Court enjoys convenient access to all areas of North Leeds and Bradford via the Leeds Outer Ring Road and is also in close proximity to Leeds Bradford Airport.

Rawdon Court enjoys magnificent scenic views over the local golf course and is within close proximity of a number of local shops and leisure amenities.

DESCRIPTION

Rawdon Court is an attractive two-storey office building constructed with traditional brick elevations under a pitched slate roof.

The property can be accessed from the entrance on Leeds Road or via the rear car park through the electric gates.

Internally, the available Ground Floor suite provides modern open plan office accommodation which benefits from the following specification features: -

- Fully carpeted & decorated
- Modern suspended ceilings
- Modern LED lighting
- Male, female, and disabled W/C facilities
- Raised floor with power/data floorboxes
- Gas fired central heating
- Fully fitted kitchen facility
- Passenger lift access
- Excellent natural light

ACCOMMODATION

The available suite within Rawdon Court provides the following net internal floor area: -

Ground Floor - **2,700 sq.ft.**

RATES

The available suite has been assessed for business rates purposes and has a current rateable value of **£26,000**.

PARKING

The available suite benefits from a total of **8** specifically allocated car parking spaces.

EPC

Rawdon Court has been assessed for Energy Performance Certificate (EPC) purposes and has an EPC rating of **C (59)**.

TERMS

Rawdon Court is available by way of a new lease for a term to be agreed. The commencing rent is to be **£32,500 per annum exclusive**.

FURTHER INFORMATION / VIEWING

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

CARTER TOWLER
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