

TO LET

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

FINAL FLOOR REMAINING – 2,570 SQ FT



- FINAL FLOOR REMAINING
- FULLY REFURBISHED SUITE
- ABUNDANCE OF NEARBY AMENITIES
 - ON-SITE CAR PARKING

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

Regulated by RICS

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 office benefits from the following specification features: -

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

ACCOMMODATION

The available accommodation has a net internal floor area of 2,570 sq ft.

PARKING

The accommodation benefits from on-site car parking spaces. Please contact the sole agents for further information on allocation.



RATES

2 Colton Mill has been assessed for rating purposes as "Office and Premises" and has a current rateable value of **£59,000**. Please contact the local rating authority for further information.

EPC

The property benefits from an EPC rating of B (43).

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
0113 245 1447

James Jackson
jamesjackson@cartertowler.co.uk

Tom Newstead
tomnewstead@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 2026. For information on our Privacy Policy please visit our website - www.cartertowler.co.uk