



## Units 4 & 5

Fusion Court, Aberford Road, Leeds, LS25 2GH

### High Quality Modern Office Units - To Let/For Sale

**1,724 to 6,896 sq ft**  
(160.16 to 640.66 sq m)

- Modern self-contained office block
- Each unit has 9 car parking spaces

# Units 4 & 5, Fusion Court, Aberford Road, Leeds, LS25 2GH

## Summary

<b>Available Size</b>	1,724 to 6,896 sq ft
<b>Business Rates</b>	Each unit has a rateable value of £22,000
<b>VAT</b>	All figures quoted are exclusive of VAT
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction
<b>EPC Rating</b>	B (48)

## Description

The property is a modern self-contained office block comprising two identical units over two storeys. The offices are fully fitted out, heated and lit. Each unit has 9 car parking spaces.

## Location

Fusion Court is a well-established office campus situated to the south east of Leeds City, with excellent access to the motorway network, the City Centre and the region as a whole. The site is less than 5 minutes from junction 41 of the A1M. The local Railway Station and good local amenities are nearby.

## Accommodation

The accommodation comprises the following areas:

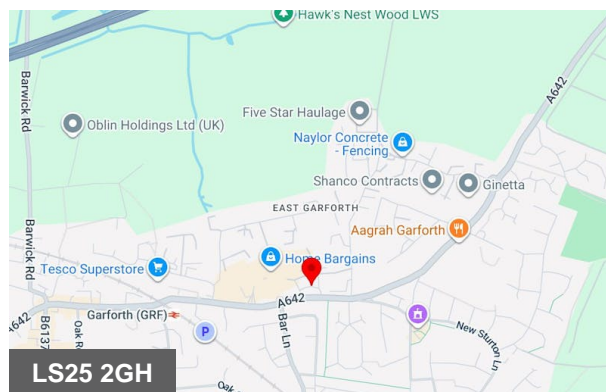
Name	sq ft	sq m	Availability
Unit - 4 - Ground Floor	1,724	160.16	Available
Unit - 4 - First Floor	1,724	160.16	Available
Unit - 5 - Ground Floor	1,724	160.16	Available
Unit - 5 - First Floor	1,724	160.16	Available
<b>Total</b>	<b>6,896</b>	<b>640.64</b>	

## Terms

The premises are available to let on terms to be agreed. Alternatively the premises are available for sale.

## Service Charge

A service charge is levied to cover the costs of the management and maintenance of the common areas of the estate.



## Viewing & Further Information

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