



Unit 4

Carlton Court, Leeds, LS12 6LT

To Let - Refurbished Ground Floor Office Suite With Car Parking

1,284 sq ft
(119.29 sq m)

- Recently refurbished
- 4 on site car parking spaces
- Fitted meeting rooms
- Conveniently situated just off Gelderd Road (A62)

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Summary

Available Size	1,284 sq ft
Rent	£16,700 per annum
Rates Payable	£6,156 per annum Based on the 2026 valuation
Rateable Value	£14,250
Service Charge	The tenant is to be responsible for a service charge to cover the cost of the utilities, heating, maintenance and upkeep of common parts and exterior.
Car Parking	4 car parking spaces are available with the suite.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Location

Unit 4 Carlton Court occupies a prominent position within the established Carlton Court office development on Brown Lane West, immediately adjacent to the A62 Gelderd Road, approximately one mile south-west of Leeds city centre. The property benefits from excellent road communications, with Junctions 1 and 2 of the M621 motorway within close proximity, providing convenient access to the wider motorway network including the M1 and M62. Leeds Outer Ring Road (A6110) is also easily accessible.

Description

Unit 4 Carlton Court comprises a two-storey building of brick construction beneath a pitched tiled roof, with anodised aluminium-framed double-glazed windows throughout.

The ground floor provides a combination of private offices and a meeting room. The accommodation is fitted with vertical window blinds and security bars and benefits from a modern suspended ceiling incorporating LED lighting, gas-fired central heating, perimeter trunking, and WC facilities. A tea point is located to the rear of the ground floor. The ground floor accommodation is DDA compliant and is further enhanced by an entry phone system and an intruder alarm.

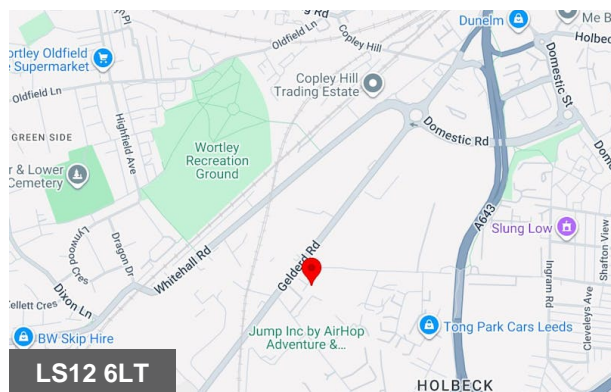
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,284	119.29	Available
Total	1,284	119.29	

Terms

The ground floor is offered by way of a new full repairing and insuring lease for a period of years to be agreed, outside the security of tenure of the Landlord & Tenant Act 1954.



Viewing & Further Information



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