CARTER TOWLER
Chartered Surveyors

To Let



Viscount Court

245 Leeds Road, Leeds, LS26 0GR

To Let - Modern First Floor Office Suite with Parking

1,950 sq ft
(181.16 sq m)

- Dedicated on site car parking
- Prominent location
- Fantastic motorway access
- LED Lighting
- Fitted meeting rooms
- Available by way of a new lease

Viscount Court, 245 Leeds Road, Leeds, LS26 0GR

Summary

Available Size	1,950 sq ft
Rent	£24,000 per annum
Rates Payable	£10,368 per annum
Rateable Value	£24,000
Service Charge	For information on the service charge, please contact the sole agent.
Car Parking	There are 6 dedicated car parking spaces available with the suite.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

Location

The property occupies a position along Leeds Road, an established arterial route serving Rothwell and providing access towards Leeds and the surrounding motorway network. Junction 44 of the M1 motorway is accessible 0.6 miles North-West of the property via the surrounding road
network, offering connectivity to the wider Yorkshire region and the national motorway system.

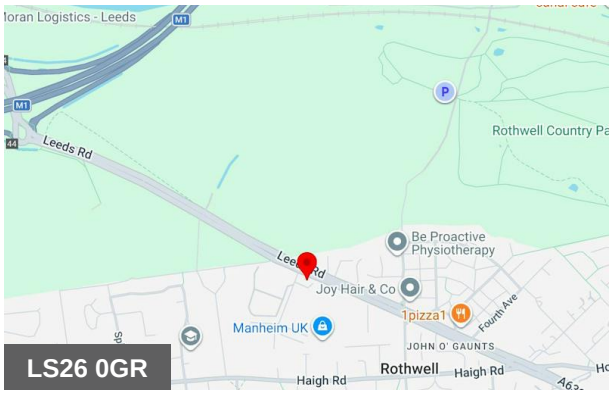
Description

Viscount Court is a modern, brick built, self-contained secure office building that forms part of an established business park, with neighbouring commercial occupiers in the vicinity. Internally, the property comprises a reception area and a vacant first floor office that benefits from air
conditioning, a suspended ceiling, raised access floors, LED lighting, carpeting and wall decorations, fitted meeting rooms with glass partitioning, a fitted kitchen facility and shared toilet facilities within the common areas of the first floor and ground floor.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
1st - Whole	1,950	181.16	Available
Total	**1,950**	**181.16**	



Viewing & Further Information



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