CARTER TOWLER
Chartered Surveyors

To Let



Unit 3, Landmark Court

Elland Road, Leeds, LS11 8JT

Modern, Self Contained Office Building with On Site Car Parking

4,995 sq ft
(464.05 sq m)

- Whole Building Available
- Air Conditioning
- High Quality Existing Fit Out
- Full Raised Access Floors
- Suspended Ceilings with LED Lighting
- Fully Carpeted & Decorated

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Summary

Available Size	4,995 sq ft
Rent	£12.50 per sq ft
Business Rates	Interested parties are advised to make contact with the local rating authority
Car Parking	The building benefits from allocated on-site car parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)







Location

Landmark Court sits on Elland Road, adjacent to Junction 2 of the M621 and less than 1 mile south of Leeds City Centre, giving occupiers direct access to the wider motorway network.

The scheme is also well served by public transport, with convenient links from both the city centre and the surrounding suburbs. The building also benefits from a plethora of nearby amenity at the White Rose Shopping Centre which is just a short drive away.

Description

Unit 3 Landmark Court is a modern two storey office building situated on an established business park comprising of 7 detached buildings all set within an attractively landscaped site with generous on-site car parking.

Accommodation

Unit 3 Landmark Court comprises of the following net internal floor areas: -

Name	sq ft	sq m	Availability
Unit - 3	4,995	464.05	Available
Total	**4,995**	**464.05**	

Terms

Unit 3 Landmark Court is available in its entirety on a full reparing and insuring lease for a term to be agreed.

The commencing annual rental rate is to be £12.50 per sq ft.

Viewing & Further Information



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