



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE SUITE IN MODERN PAVILION

**4 CARLTON COURT, OFF GELDERD ROAD,
(OPPOSITE BENTLEY LEEDS), LEEDS, LS12 6LT**

119 m² (1,284 sq ft)



- Modern open plan and private office accommodation
- Conveniently situated for Junctions 1 & 2 of M621 just off main A62 Gelderd Road (opposite JCT Bentley showroom)
- On-site dedicated car parking
- Below £12,000 rates threshold

0113 2348999

Location

Carlton Court is located on the junction of Brown Lane West with the Main A62 Gelderd Road approximately one mile south of Leeds city centre and within close proximity of Junctions 1 & 2 of the M621 motorway and Leeds ring road (A6110).



Description

Carlton Court comprises five purpose-built pavilion style B1 office buildings.

The subject building is two storey with brick walls and tiled roof having anodised framed double glazed windows.

The ground floor is available which has private offices and a meeting room has been partitioned off. Vertical window blinds and security bars have been fitted.

The property benefits from a modern suspended ceiling incorporating Category 2 lighting, gas fired central heating, perimeter trunking and toilets. There is an entry phone and intruder alarm system.

Accommodation

Ground Floor 119.3 m² (1,284 sq ft)

On site dedicated brick paviour car spaces are provided.

Rating

We are advised by the local authority Leeds City Council that the ground floor has a current assessment of £10,750. **NB Eligible rate payers with an RV of £12,000 or less receive 100% relief.**

Prospective tenants should satisfy themselves with regards to all rating and planning matters direct with the Local Authority Leeds City Council, Tel: 0113 398 4700.

Energy Performance Certificate (EPC)

Unit 4 has an Energy Performance Rating of: C (54).

Lease 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.

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.

Rent

The commencing rental is £12 per sq ft or £15,400 per annum.

VAT

The rent quoted is exclusive of VAT if applicable.

Legal Costs

The ingoing tenant is responsible for landlords reasonable legal costs incurred in completing the lease.

Estate Agents Act Notification – Please note the partners of Michael Steel & Co have an interest in 4 Carlton Court and occupy the first floor.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Andrew Steel
Richard Barker

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Our Ref: 1297/AC/M
Updated November 2018

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.