



Michael Steel & Co  
PROPERTY CONSULTANTS

## PRELIMINARY ANNOUNCEMENT

TO LET/may sell

# HIGH QUALITY MODERN OFFICE WITH **P**

UNIT 11 FUSION COURT, ABERFORD ROAD,  
GARFORTH, LEEDS, LS25 2GH

115.39m<sup>2</sup> (1,242 sq ft)



- Business park location with nearby amenities
- Close to J47 of the M1 and J44 of the A1(M)
- Carpet, kitchen, raised floors, air conditioning and 5 dedicated car parking spaces

**0113 2348999**

## Location

Fusion Court is positioned on the A642 in Garforth within approximately 500m of the railway station and close to a cross section of national and local retailers including a Tesco superstore, approximately 8.5 miles from Leeds city centre and within 1 mile of both junction 44 of the A1(M) and junction 47 of the M1 motorway.

## Description

The premises comprise a modern self contained mid terrace two storey office building with glazed canopy.

## Accommodation

The accommodation is currently arranged to provide open plan offices, meeting rooms with kitchen and WCs. Facilities include:-

- 5 dedicated parking spaces
- Suspended ceilings
- Raised floors
- Central heating & air conditioning
- Fire alarm & intruder alarm

The accommodation is summarised as follows:-

Floor	Description	M <sup>2</sup>	(sq ft)
FF	Open plan office, boardroom & kitchen Ladies & gents WCs	48.58 -	(523) -
GF	Open plan office, 2 meeting rooms Comms room Entrance & disabled WC	62.73 4.08 -	(675) (44) -
	<b>TNIFA</b>	<b>115.39</b>	<b>(1,232)</b>

## Energy Performance Certificate

The property has an energy performance certificate with energy rating of C (72) and expires October 2023.

## Rating

Through our enquiries of the Valuation Office website the following rating assessments are applicable to the property/parking:-

Offices & Premises

RV £12,500

3 parking spaces at 11 Fusion Court

RV £450

## Tenure

The property is held by way of a 999 year lease from 01 January 2005.

## Estate Service Charge

We are verbally advised the estate service charge budget for the year 01/01/22 to 31/12/22, apportioned to Unit 11 Fusion Court, is in the sum of £334.60 (payable quarterly).

## Terms

The property is offered to let by way of a tenants full repairing and insuring lease for a term to be agreed at a rent of £16,150 per annum.

Offers to purchase the property in the region of £200,000 would be considered.

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

## VAT

It is understood VAT will be applicable upon the rent.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**  
**Richard Barker**  
**Ben Preston**

Tel: 0113 234 8999  
[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)  
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**Our Ref: 3166/A/S**  
**January 2022**

**Subject to Contract**



**Michael Steel & Co**  
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**0113 2348999**  
**www.michaelsteel.co.uk**

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.