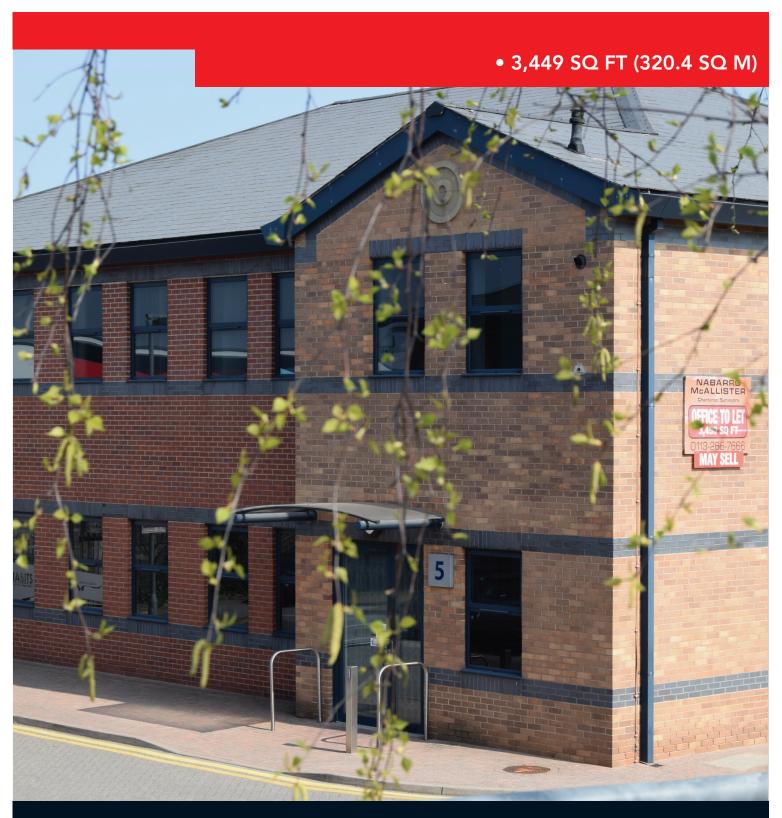


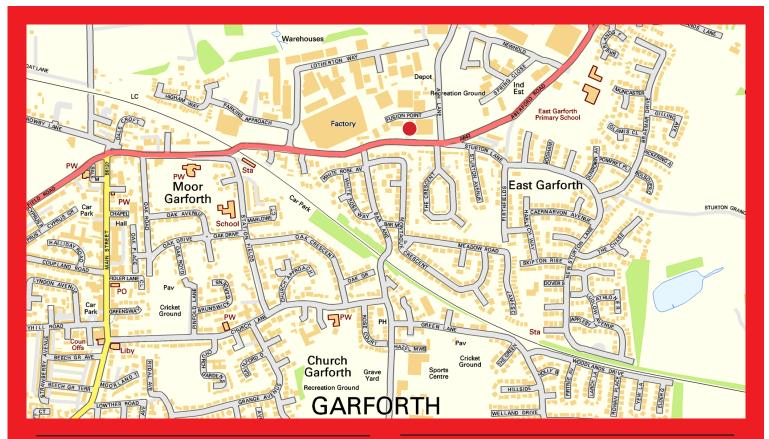
TO LET (MAY SELL)

HIGH QUALITY MODERN OFFICE UNIT

Unit 5 Fusion Court, Aberford Road, Garforth, Leeds, LS25 2GH



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LOCATION

Fusion Court is a well-established office campus situated to the south east of Leeds City benefitting from excellent access to the City Centre, the whole of the greater Leeds and West Yorkshire conurbation and junction 47 of the M1 and the A1M.

Access to the development is from Aberford Road and the property is in an established office location which is within 5 minutes of the local amenities and the Garforth Train Station.

DESCRIPTION

The property is a modern self contained semi-detached office unit providing high quality accommodation at both ground and first floor with the benefit of: -

- Raised floors
- Suspended ceilings
- Modern lighting
- Disabled access
- Security alarm
- 9 car parking spaces
- Controlled and managed car parking
- Full DDA compliance with passenger lift

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of B.

ACCOMMODATION (all areas are net internal)

	Sq m	Sq ft	
Ground floor office	160.2	1,724.5	
First floor	160.2	1,724.5	
TOTAL	320.4	3,449	

RATEABLE VALUE

We understand the property has a rateable value of £23,250.

TERMS

The property is available to let for a term and rental to be agreed.

Our Client will consider the sale of the long leasehold interest in the property.

Subject to contract.



VIEWING

By appointment with the joint agents, AWS Ltd, Nick Arundel Tel: 0113 235 1362 or Nabarro McAllister, Simon Nabarro Tel: 0113 266 7666



MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd and Nabarro McAllister for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers,

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars

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ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land,

building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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