

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**SELF CONTAINED FIRST
FLOOR OFFICE SUITE**

**17-19 MAIN STREET,
GARFORTH**

TO LET
450 SQ FT (41.80 SQ M)

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@awsLtd.co.uk



LOCATION

The office is located in the Centre of Garforth, above La Bella Vita Restaurant which is a long established landmark.

Main Street is the main thoroughfare through the Town and puts the property within easy reach of both the amenities of the Town Centre as well as the Railway Station and the motorway network.

DESCRIPTION

The subject property is a self-contained office suite within the building with shared amenities and access.

There is excellent on street parking and free public parking to the rear of the property.

The accommodation is fully heated and lit and provides an attractive working environment.

TERMS

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

Rent on application.

ACCOMMODATION (all areas are gross internal)

	SQ FT	SQ M
Office	450	41.80

SERVICE CHARGE

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

INSURANCE

The Landlord will insure the premises and charge the Tenant back the premium.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. September 2023.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.