

**AWS**

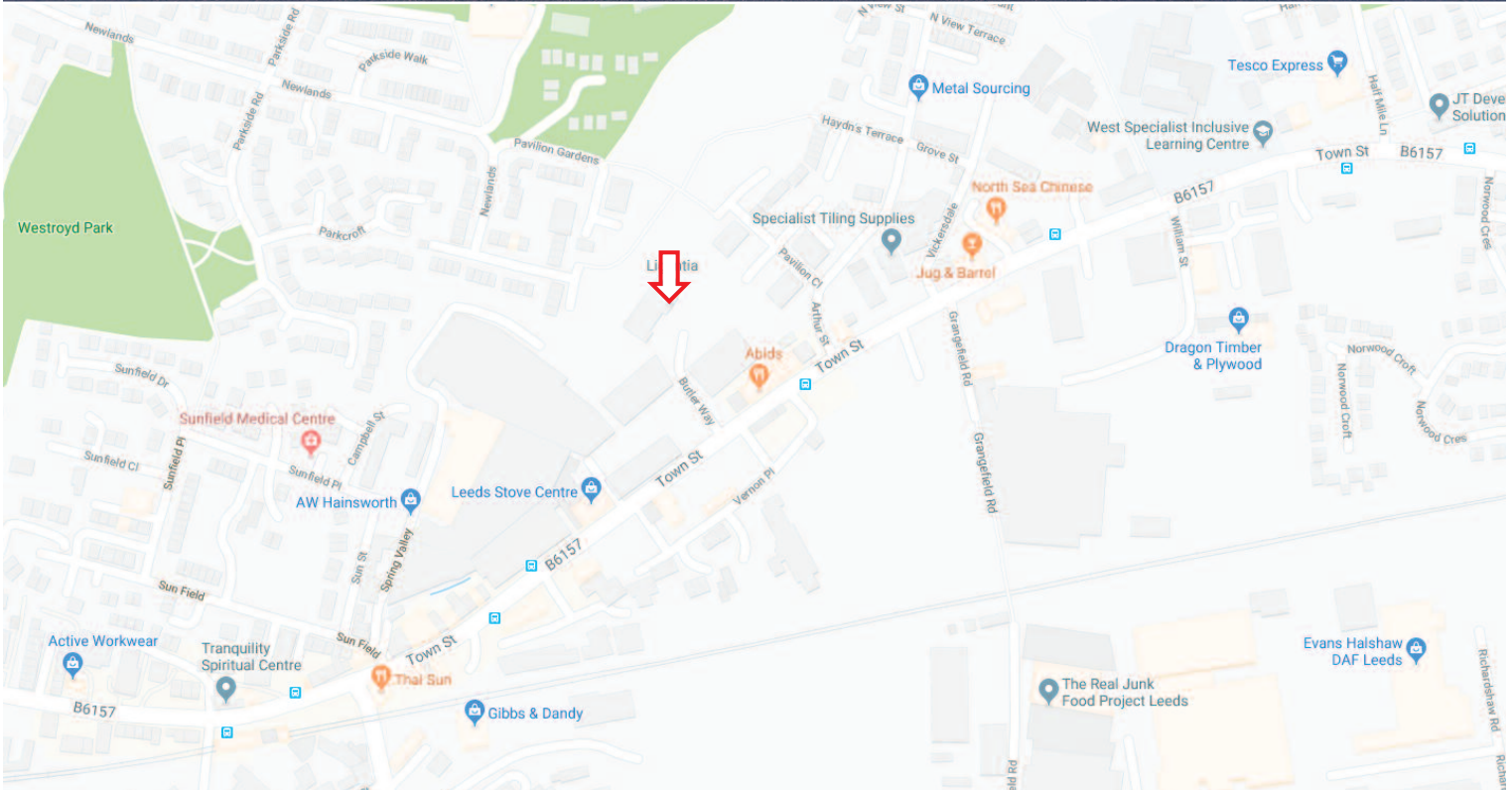
CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

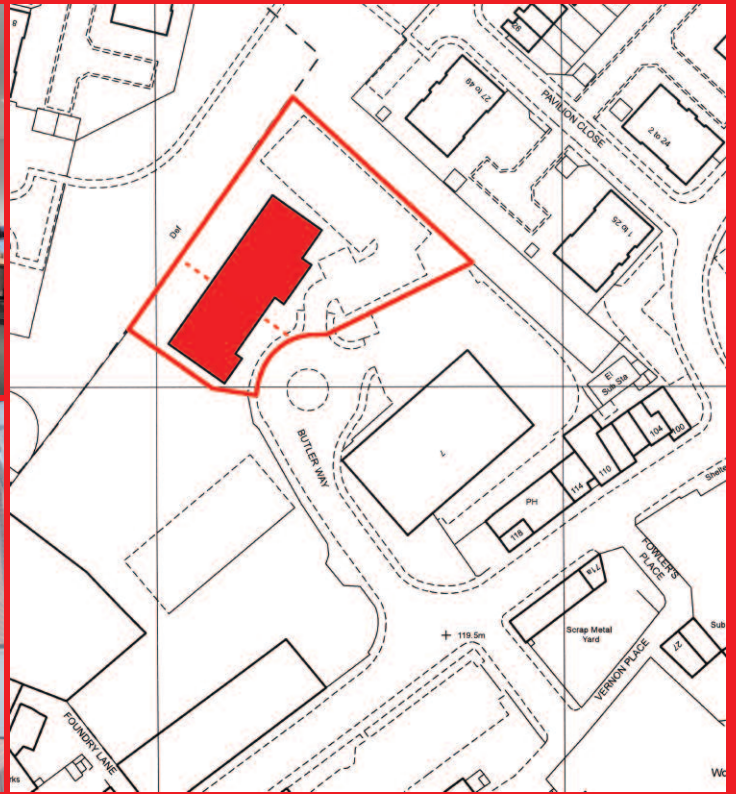
# HIGH QUALITY OFFICE UNIT

RICHMOND COURT, UNIT 3 BUTLER WAY, SPRING  
VALLEY PARK, STANNINGLEY, LEEDS, LS28 6EA

• 4,000 SQ FT (371.75 SQ M)



[www.awsltd.co.uk](http://www.awsltd.co.uk)



## LOCATION

Spring Valley Park is located just off the centre of Stanningley with excellent access to the commercial centres of Leeds and Bradford as well as the major arterial routes in and around the region.

## DESCRIPTION

The Spring Valley Park development comprises 3 two storey office buildings set in a landscaped environment.

Unit 3 provides modern high quality accommodation with the following benefits:

- Suspended ceilings
- Floor boxes
- Air conditioning
- Gas fired central heating
- Carpeting
- Recessed cat II lighting
- Male/female/disabled WCs
- Shower room
- Attractive communal reception area
- 15 car parking spaces

## ACCOMMODATION

The property has a net internal area of approximately 4,000 sq ft (371.75 sq m) over two floors.

## PLANNING

We understand the property has planning for its current use.

## RATEABLE VALUE

We understand the rateable value of the property is £26,250.

## TERMS

The property is available to let for a term to be agreed at a rent to be agreed on an effective full repairing and insuring basis. The building can be let on a floor by floor basis.

## SERVICE CHARGE

A service charge will be levied to cover to the cost of the management of the common areas of the building and the estate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

SUBJECT TO CONTRACT

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PROPERTY CONSULTANTS  
0113 235 1362  
www.awsld.co.uk

## VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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