

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET (MAY SELL)

HIGH QUALITY MODERN OFFICE UNIT

Unit 4 Fusion Court, Aberford Road,
Garforth, Leeds, LS25 2GH

• 3,449 SQ FT (320.4 SQ M)



www.awsltd.co.uk



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,



Nabarro McAllister,
Simon Nabarro
Tel: 0113 266 7666



AWS Ltd,
Nick Arundel
Tel: 0113 235 1362

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