

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY SELF CONTAINED OFFICE

Unit 4, Madison Court,
Quayside Business Park, Leeds, LS10 1DX

• 1,480 SQ FT (137.49 SQ M)



- Fully Carpeted.
- Suspended ceiling with cat II lighting.
- Electrically operated internal security shutters on ground floor windows and door.
- Perimeter trunking.
- Disabled access.
- Kitchen facility.
- 6 Car parking spaces.

www.awsltd.co.uk



LOCATION

Madison Court is located just off the A61 Hunslet Road on Quayside Business Park. There are excellent links to the motorway network with Junction 7 of the M621 being less than ¼ mile away and Junction 45 of the M1 approximately 1 mile away. Morrisons and Hunslet District Shopping Centre is within close proximity.

DESCRIPTION

The subject property is a modern two storey office set within a terrace of similar properties within a pleasant, secure courtyard.

The property is of brick construction set under a pitched roof with double glazed windows. The property has been built to a good specification and includes the following:

- Fully carpeted.
- Suspended ceiling with cat II lighting.
- Electrically operated internal security shutters on ground floor windows and door.
- Perimeter trunking.
- Disabled access.
- Kitchen facility.
- 6 car parking spaces.

RATEABLE VALUE

The property has a rateable value of £20,000.

ACCOMMODATION (all areas are net internal)

	Sq m	Sq ft
Office accommodation	137.49	1,480

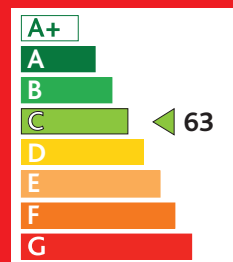
SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE



Subject to contract.

VIEWING By appointment with the sole agent,



AWS Ltd,
Nick Arundel
Tel: 0113 235 1362

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 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, 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 (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

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.