

# AWS

**CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS**

**UNIT 5 FUSION COURT,  
ABERFORD ROAD,  
GARFORTH,  
LS25 2GH**

**HIGH QUALITY MODERN  
OFFICE UNIT  
TO LET**

**3,449 SQ FT (320.4 SQ M)**

**GET IN TOUCH**

**Nick Arundel**

**Tel: 0113 235 1362**

**E: [nick@awsLtd.co.uk](mailto:nick@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 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 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.

The specification includes:

Raised floors, suspended ceilings, modern lighting, disabled access, security alarm, 9 car parking spaces, controlled and managed car parking and full DDA compliance with passenger lift.

## PLANNING

The property has planning for B1 (office) use.

## SERVICE CHARGE

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

ACCOMMODATION (all areas are net internal)	SQ FT	SQ M
Ground floor office	1,724.5	160.2
First floor office	1,724.5	160.2
<b>TOTAL</b>	<b>3,449</b>	<b>320.4</b>

## RATEABLE VALUE

We are informed the rateable value of the property is £22,000.

## TERMS

The property is available to let on a full repairing and insuring basis for a period to be agreed. Rent on application.

## EPC

An EPC is available upon request.

## VIEWING

Strictly by appointment with the Sole Agent,  
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.

## SUBJECT TO CONTRACT