

AWS

**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**UNITS 4 & 5 FUSION COURT,
ABERFORD ROAD,
GARFORTH,
LS25 2GH**

**HIGH QUALITY MODERN
OFFICE UNITS
FOR SALE OR TO LET**

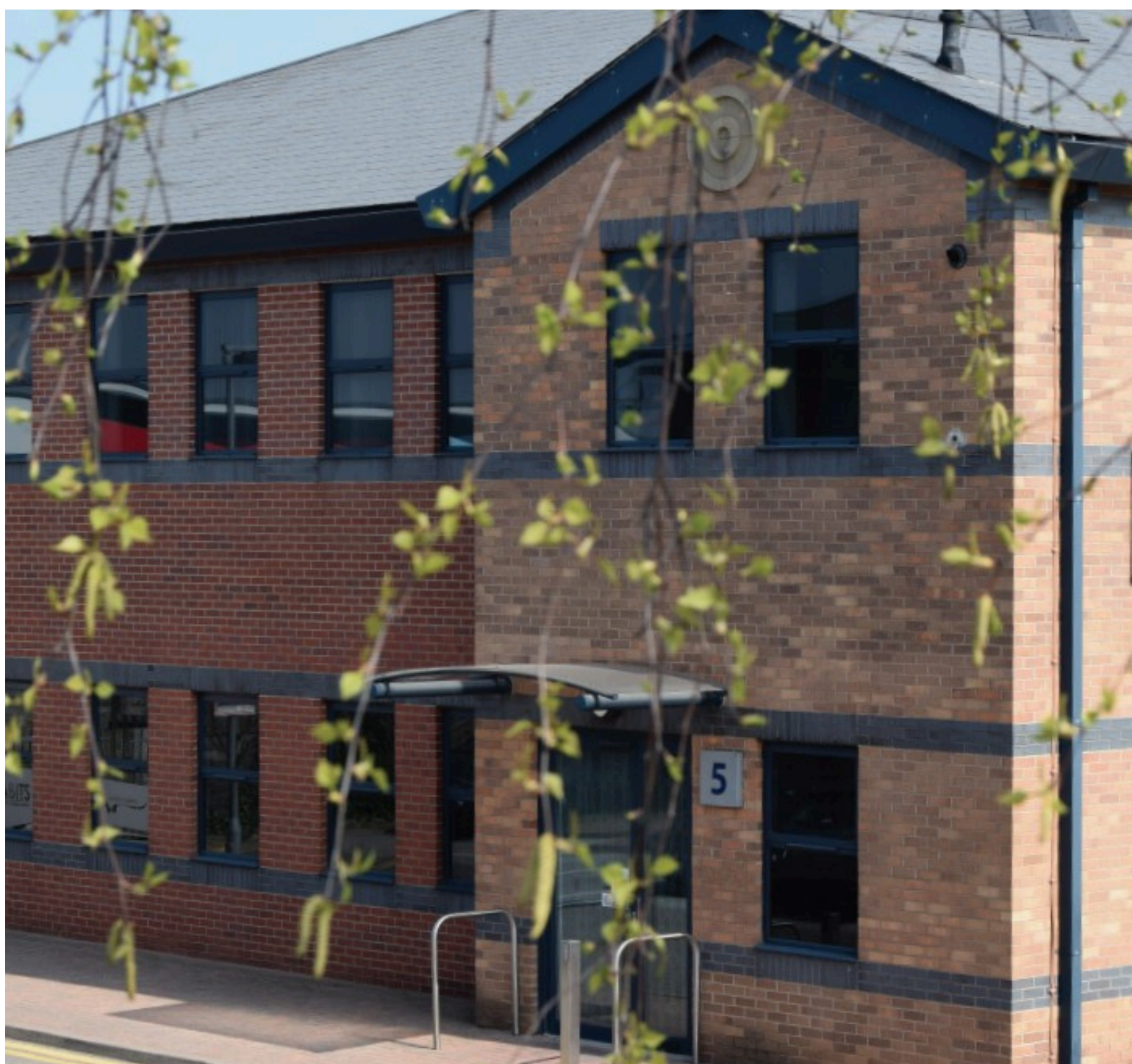
3,449 SQ FT TO 6,898 SQ FT

GET IN TOUCH

Nick Arundel

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LOCATION

Fusion Court is a well-established office campus situated to the south east of Leeds City, with excellent access to the motorway network, the City Centre and the region as a whole. The site is less than 5 minutes from junction 41 of the A1M.

The local Railway Station and good local amenities are nearby.

DESCRIPTION

The property is a modern self-contained office block comprising two identical units over two storeys. The offices are fully fitted out, heated and lit. Each unit has 9 car parking spaces.

PLANNING

The property has planning for its current use.

SERVICE CHARGE

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

RATEABLE VALUE

We are informed the rateable value of Unit 4 is £22,000 and Unit 5 £22,000.

TERMS

My Clients are prepared to offer a new lease on each property for a term to be agreed at a rent to be agreed. The owners interest in the properties is available for sale

EPC

An EPC is available upon request.

ACCOMMODATION (all areas are net internal)	SQ FT	SQ M
UNIT 4		
Ground floor office	1,724.5	160.2
First floor officee	1,724,5	160.2
TOTAL	3,449	320.4
UNIT 5		
Ground floor office	1,724.5	160.2
First floor office	1,724.6	160.2
TOTAL	3,449	320.4

VIEWING

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



MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT