



TO LET

GOOD QUALITY OFFICE SUITE WITH PARKING

1,963 sq ft



**UNIT 1 MANOR COURT
MANOR MILL LANE
LEEDS
LS11 8LQ**



**Unit 1 Manor Court
Manor Mill Lane
Leeds LS11 8LQ**

LOCATION

Manor Court is prominently situated overlooking the A6110 Leeds Outer Ring Road at Millshaw.

Accessed from Manor Mill Lane, Manor Court is ideally situated for access to the M621 motorway (junction 1) and the M62 and M1 motorways.

Manor Court is within walking distance of both the White Rose Shopping Centre and Junction 1 Retail Park which provide excellent shopping and leisure facilities.

DESCRIPTION

Manor Court is a development of 3 detached; self contained 2 storey office buildings set within a heavily landscaped environment with ample car parking.

Each building is constructed of attractive facing brickwork with concrete floors and modern fenestration under a traditional pitched slate roof.

The site is fully security fenced and provides private dedicated car parking for the occupiers of Manor Court.

The first floor within Unit 1 is available. The specification features include the following:-

- Suspended ceiling incorporating Category 2 lighting
- Gas fired central heating system
- 3 compartment perimeter trunking
- Fully carpeted and decorated
- Sealed-unit double glazed windows
- Network cabling installed
- Full DDA access
- Male, female and disabled toilets
- Door entry system
- Kitchen facility

ACCOMMODATION

First floor - 1,963 sq ft

**Unit 1 Manor Court
Manor Mill Lane
Leeds LS11 8LQ**



PARKING

There are 9 **car parking spaces** specifically allocated with the floor in the adjacent private car park.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed as having an energy performance rating of 61(C). A full copy of the EPC is available from the sole agents.

RATING

In accordance with the Valuation Office the property is assessed as %Offices and Premises+ and is currently assessed as a whole which will be reassessed once the property is let. As an estimate the current business rates equate to approximately £4.39 per sq ft per annum.

TERMS

The offices are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The commencing rental is to be based on **only £8.75 per sq ft per annum exclusive**.

VAT

The building is registered for VAT which will be charged on all quoted figures unless otherwise stated.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agent.



Contact: Philip Shopland-Reed or Harriet Lawson

philipsreed@cartertowler.co.uk / harrietlawson@cartertowler.co.uk

(REF: PS-R.HL.CM.18397)
Details updated March 2019