



TO LET

REFURBISHED FIRST FLOOR OFFICES

From 600 sq ft



**MAIN STREET
GARFORTH
LEEDS
LS25 1AA**

Main Street, Garforth, Leeds, LS25 1AA

LOCATION

The property is situated in the heart of Garforth Town centre above a parade of retail shops. The many retail and banking facilities available within Garforth town centre together with the Tesco supermarket and the main line Garforth train station are all within a short walking distance.

Access to major transport routes is excellent with the Leeds Outer Ring Road being within three miles and Junction 47 of the M1/A1 motorway less than one mile away.

DESCRIPTION

The offices are located on the first floor of the main retail parade in Garforth. The suites are located close to retailers including Co-operative, Cooplands, Lloyds Pharmacy and Card Factory along with many other high street retailers.

The recently refurbished office accommodation benefit from the following specification features:-

- Modern suspended ceiling
- Cat II lighting
- New carpeting throughout
- Good quality decorations
- WC facilities
- Double glazed windows
- Perimeter trunking
- New electric heaters
- Intercom entry system

ACCOMMODATION

Current availability at Main Street, Garforth is as follows:

<u>Office</u>	<u>Floor area (sq ft)</u>	<u>Availability</u>
Suite 20c	c.800	Available now
Suite 22a	700	Available now
Suite 24a	700	Available now
Suite 28a	655	Available now (show suite)
Suite 36a	700	Available now
Suite 50 (1)	800	Available now



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RATES

The available suites have been assessed for rating purposes. The following Rateable Values apply:-

<u>Office</u>	<u>Rateable Value</u>
Suite 20c	To be reassessed
Suite 22a	£5,100
Suite 24a	£5,700
Suite 28a	£5,800
Suite 50 (1)	£7,600

EPC

A full copy of the EPC is available on request from the agents.

TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER LIMITED

(0113) 245 1447

Philip Shopland-Reed or Hazel Cooper

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PHOTOS

