

# TO LET

## GOOD QUALITY OFFICE SUITE WITH PARKING

**2,195 - 4,405 sq ft**



**UNIT 4  
ANTLER COMPLEX  
BRUNTCLIFFE WAY  
LEEDS  
LS27 0JG**



**Unit 4, Antler Complex  
Bruntcliffe Way  
Leeds LS27 0JG**

## **LOCATION**

The Antler Complex is a well-established business park, conveniently located in Morley just minutes from the intersection of the M62 and M621 at Junction 27 of the M62. The location provides easy connections to the motorway network another West Yorkshire centres including Bradford, Huddersfield and Wakefield.

Leeds city centre is located approximately five miles away with Morley town centre and its associated amenities less than a mile away.

## **DESCRIPTION**

Antler Complex is a development of 7 units (3 detached and 2 semidetached units) set amongst an attractive landscaped estate. The subject unit is a self-contained building with ample 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.

The specification features include the following:-

- Open plan floors
- 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
- Male, female and disabled toilets
- Kitchen facility to both floors.
- Secure electric entrance gates

## **ACCOMMODATION**

Ground Floor	-	2,195 sq ft
First Floor	-	2,210 sq ft
<b>Total</b>	-	<b>4,405 sq ft</b>

The property is available either as a whole or on a floor by floor basis.

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## **PARKING**

There are **16 car parking spaces** specifically allocated with the building in the adjacent private car park.

If the building is let floor by floor **8 car parking spaces** will be allocated to each floor.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The property has been assessed as having an energy performance rating of 71(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" with a current rateable value of £31,250.

## **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 £8.50 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](mailto:philipsreed@cartertowler.co.uk) / [harrietlawson@cartertowler.co.uk](mailto:harrietlawson@cartertowler.co.uk)

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