

Nelson House

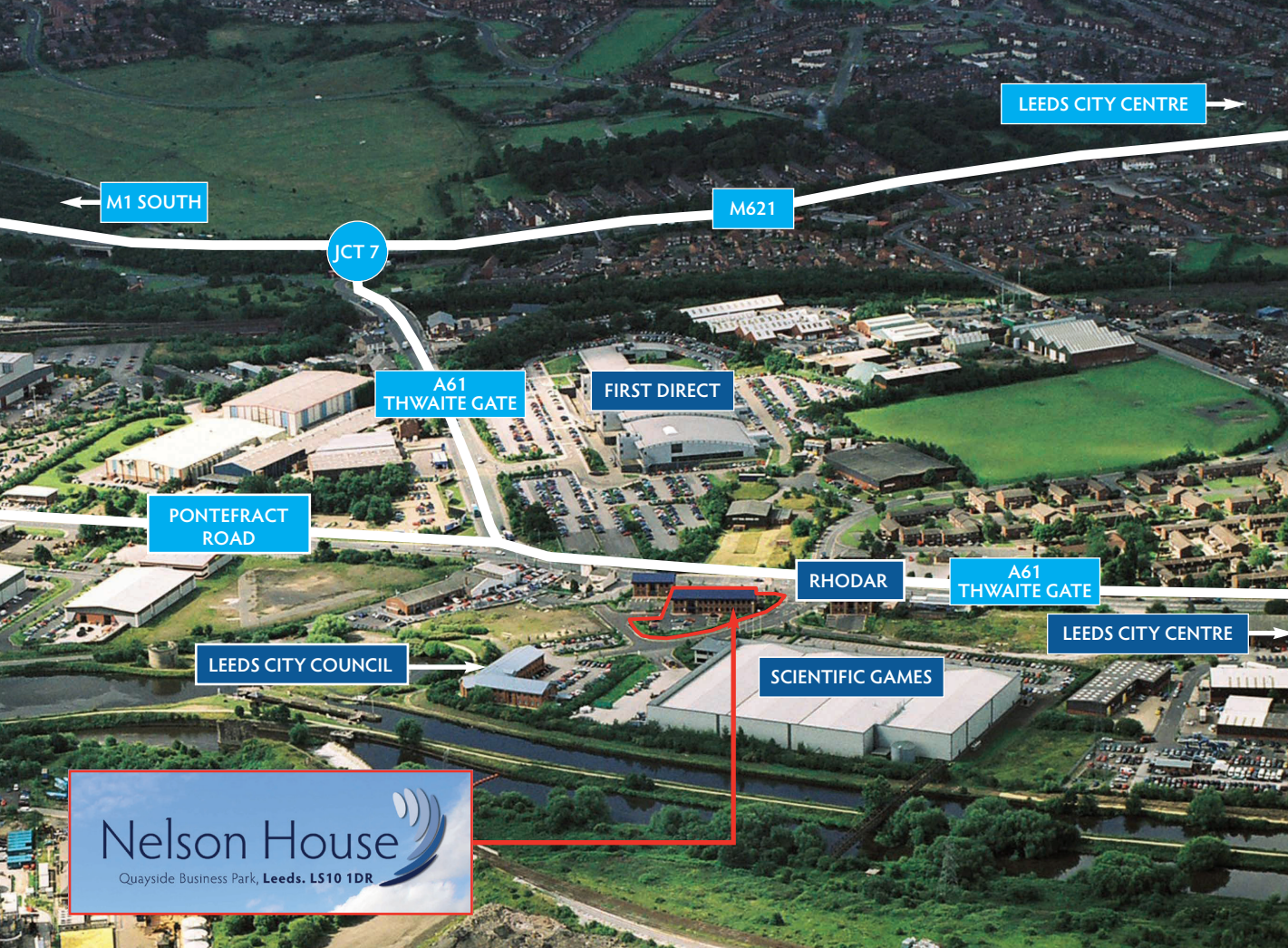
Quayside Business Park, Leeds. LS10 1DR



TO LET

Ground Floor 5,042 sq ft

High Quality, Comfort Cooled Offices with Parking



DESCRIPTION

Nelson House is the most prominent office building at Quayside Business Park with good visibility and frontage to the A61 Hunslet Road/Wakefield Road. Nelson House is a detached 2-storey office building benefiting from its own private car park.

The specification of the building includes the following:-

- Comfort cooling
- Quality carpeting throughout
- Modern suspended ceiling
- New LED Lighting
- Full access raised floors
- Disabled access and toilet facilities
- Electrically-operated security shutters
- Kitchen facilities

ACCOMMODATION

The available accommodation comprises the first floor of Nelson House.

Ground	5,042 sq ft
First	Let to RAM Tracking

PARKING

There are 18 car parking spaces specifically allocated for the sole exclusive use of the ground floor occupier of Nelson House. Careful and double parking could substantially increase the number of vehicles that can be parked on-site.

EPC

The property has an Energy Performance Asset rating of Band D (94).

FURTHER INFORMATION

To arrange a viewing or for further information please contact the sole letting agent:-



philipsreed@cartertowler.co.uk
richardfraser@cartertowler.co.uk

MISREPRESENTATION ACT: Carter Towler for themselves and for the vendors or lessor 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 an offer or contract; ii) Carter Towler 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 facts or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars maybe subject to VAT in addition; iv) Carter Towler will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. vi) No employee of Carter Towler has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.
July 2020. Designed and Produced by thedesignexchange.co.uk 01943 604500.

LOCATION

Quayside Business Park is a successful, established business park situated adjacent to the A61 Hunslet Road/Wakefield Road approximately 0.5 mile from Junction 7 of the M621 motorway.

Approximately 2 miles due south east of Leeds City Centre, Quayside Business Park is within 1 mile of the Hunslet District Centre where Morrisons supermarket and many local retail and banking facilities are located.

RATES

The ground floor of Nelson House has a rateable value of £45,750.

TERMS

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

For information on the quoting rent please contact the agent.