



**TO LET**

## Refurbished First Floor Offices

700 Sq Ft

- ◆ Modern Suspended Ceilings
  - ◆ Cat II Lighting
- ◆ New Carpeting throughout
  - ◆ Double glazed windows



Main Street  
Garforth, LS25 1AA

## LOCATION

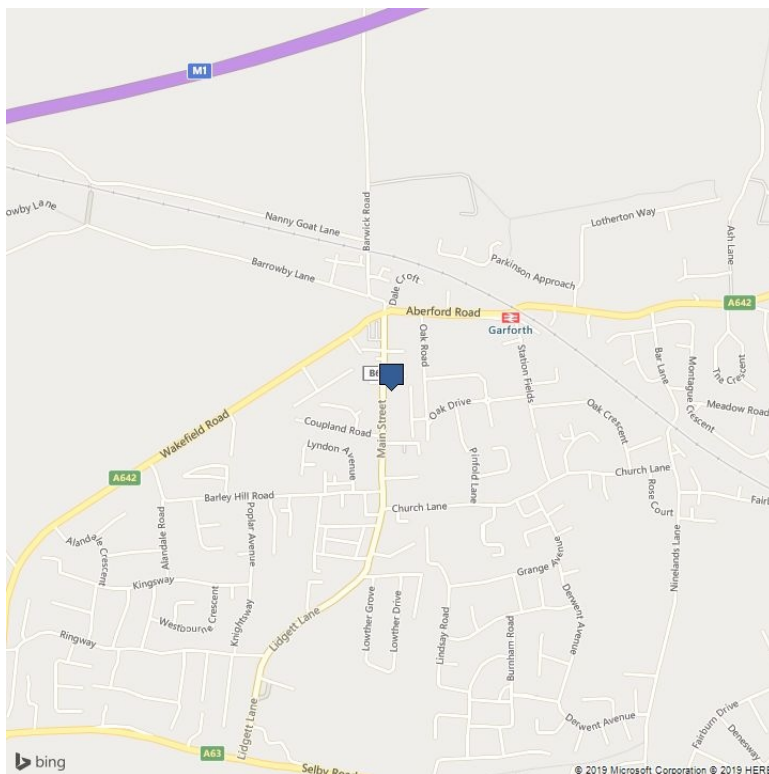
The property is situated in the heart of Garforth Town centre above a parade of retail shops. The many retail and banking facilities available within Garforth town centre together with the Tesco supermarket and the main line Garforth train station are all within a short walking distance.

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.

- ◆ Intercom Entry system
- ◆ WC Facilities
- ◆ Perimeter trunking



## ACCOMMODATION

The current suites available at Main Street, Garforth are 700 - 800 Sq Ft.

## RATES

Please contact the letting agents for further information.

## TERMS

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

For viewing arrangements or to obtain further information please contact:

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