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TO LET

**UP TO 2390 sq ft OFFICE SUITE
WITH ON SITE CAR PARKING**

**SUITE E, FOUNTAIN COURT
BRUNTCLIFFE WAY, MORLEY, LEEDS, LS27 0JG**



SITUATION

The property is situated in the popular Fountain Court building which is part of Leeds Business Park at Bruntcliffe Way, Morley.

J27 of the M62 where it intersects with the M621 is very close by as is J28 which in turn links via the A650 to J41 of the M1. It is convenient for connections into Leeds which is about five miles distant as well as other West Yorkshire centres including Bradford, Huddersfield and Wakefield.

DESCRIPTION and ACCOMMODATION

This suite is on the first floor of a purpose built office building being part of development dating from the mid 1980's. It is brick built with a tiled roof and green aluminium feature glazing units.

The net internal floor area is:

Suite E	First Floor	2390 sq ft	AVAILABLE
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The accommodation is open plan. It is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Access is by way of a central core with a manned security and reception service.

Ladies and Gents WC facilities are provided within the building common parts.

EXTERNAL

Eight dedicated parking spaces are included in the Fountain Court car park.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system.

RATES

An extract from the 2005 Valuation List for Leeds City Council is reproduced below:

Billing Authority Reference	Description	£ RV	C	Effective Date	List Alteration Date	Summary Valuation
2303453364124	OFFICES AND PREMISES	40,500	N	01 Apr 2005		Valuation

This assessment includes Suites E and F. A Proposal has been submitted to split the assessment following Suite F being let separately from May 2008.

National non domestic rates are payable in accordance with the Uniform Business Rate for 2008/2009 which is 46.2p in the £.

LEASE

The property is available by way of a new lease on full repairing and insuring terms for a period of not less than three years. A service charge is levied in respect of the maintenance and upkeep of the common landscape and car park areas.

RENT

Suite E £31,070 (Thirty One Thousand and Seventy Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or Nikki Moore or Peta Brydon at Atis Real 0113 242 0044

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