



Hilltop Cottage, North Lane  
Cawthorne, Barnsley  
South Yorkshire, S75 4AG  
Tel: 01226 791984  
Fax: 01226 792383  
Mobile: 07957 167322  
Web: [www.chrisrowlands.co.uk](http://www.chrisrowlands.co.uk)  
Email: [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

## TO LET

**2035 sq ft MODERN TWO STOREY OFFICES  
WITH ON SITE CAR PARKING**

**UNIT 2, THE ANTLER COMPLEX  
BRUNTCLIFFE WAY  
MORLEY  
LEEDS, LS27 0JG**



## **SITUATION**

The property is situated on the popular Antler Complex which is part of Leeds Business Park at 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 is the ground and first floor of a purpose built office building being part of an office development dating from the mid 1980's. It is brick built with a tiled roof and yellow aluminium feature glazing units.

The net internal floor area is:

	<b>Sq ft</b>
Ground Floor	985
First Floor	1050
	<hr/>
	2035
	<hr/>

The accommodation is open plan. It is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities are provided for the exclusive use of this office.

## **EXTERNAL**

Seven dedicated parking spaces are included in a car park which is controlled by a clamping company to restrict unauthorised access.

## **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
<a href="#">2303453334879</a>	OFFICES AND PREMISES	20,500	N	30 Nov 2005	06 Dec 2005	Valuation

The Uniform Business Rate for 2008/2009 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**

£25,000 (Twenty Five Thousand Pounds) per annum.

## **VIEWING**

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

---oOo---