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TO LET

**1650 sq ft OFFICE SUITE
WITH ON SITE CAR PARKING**

**SUITE A
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 ground 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 1650 sq ft

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 though there is a separate independent ground floor entrance direct from the car park.

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

EXTERNAL

Six 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 2010 Valuation List is reproduced below:

Billing authority reference	Address of property	Description	With effect from	RV
2303453420980	<u>VACANT PART GROUND FLOOR, FOUNTAIN COURT, BRUNTCLIFFE WAY, MORLEY, LEEDS, LS27 0JG</u>	OFFICES AND PREMISES	01 Apr 2010	£ 18,250

National non domestic rates are payable in accordance with the Uniform Business Rate for 2010/2011 which is 41.4p in the £.

LEASE

The property is available by way of a new lease on full repairing and insuring terms for a period which ideally should be 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

Rental offers based on £8 per sq ft are sought though the landlords are willing to consider all reasonable offers.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

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IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.