



1 Rosemead
Ingbirchworth
Penistone
Sheffield
S36 7GQ

Tel: 01226 791984
Fax: 01226 764242
Mobile: 07957 167322
Skype: chris.rowlandsandco
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET

1765 sq. ft. MODERN FIRST FLOOR OFFICES WITH ON SITE CAR PARKING



UNIT 1(FF), 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 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 1765 sq. ft.

The accommodation was originally open plan but now includes a former tenant's partitioning. The office 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 2010 Valuation List for Leeds City Council is reproduced below:

BA reference	Address	Description	Effective date	Rateable value
2303453404449	1ST FLOOR AT UNIT 1, THE ANTLER COMPLEX, BRUNTCLIFFE WAY, MORLEY, LEEDS, LS27 0JG	OFFICES AND PREMISES	01 Apr 2010	£17,250

National non domestic rates are payable in accordance with The Uniform Business Rate which for 2012/2013 is 45.8p in the £.

LEASE

The property is available by way of a new lease on full repairing and insuring terms for a period to be agreed although the landlord would prefer a term 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

£13,000 (Thirteen Thousand Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 07957 167322 chris@chrisrowlands.co.uk

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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.