

**TO LET**

**2030 sq ft MODERN TWO STOREY OFFICES  
WITH ON SITE CAR PARKING**



**UNIT 3, 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	982
First Floor	1048
	2030

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 2010 Valuation List for Leeds City Council is reproduced below:

Billing Authority Reference	Description	£ RV	Effective Date
<a href="#">2303453334879</a>	OFFICES AND PREMISES	20,500	1 <sup>st</sup> April 2010

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**

£16,000 (Sixteen Thousand Pounds) per annum.

## **VIEWING**

By arrangement with Chris Rowlands & Co. 07957 167322 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)