



## Unit 4, Meadow Court

Millshaw, Leeds, LS11 8LZ

### **HIGH QUALITY MODERN BUSINESS PARK OFFICE ACCOMMODATION with PARKING**

**2,500 to 4,995 sq ft**  
(232.26 to 464.05 sq m)

- ACCESSIBLE BUSINESS PARK LOCATION
- NEWLY REFURBISHED
- MODERN SPECIFICATION
- AIR CONDITIONING
- ALLOCATED CAR PARKING

# Unit 4, Meadow Court, Millshaw, Leeds, LS11 8LZ

## Summary

<b>Available Size</b>	2,500 to 4,995 sq ft
<b>Rent</b>	£12.50 per sq ft Incentivised Year One rent of only £10.00 per sq ft
<b>Rates Payable</b>	£4.99 per sq ft
<b>Rateable Value</b>	£50,000
<b>VAT</b>	Applicable
<b>Estate Charge</b>	£0.60 per sq ft
<b>EPC Rating</b>	C (63)

## Location

Meadow Court is situated within the Millshaw area of Leeds, off the A6110 Leeds Outer Ring Road. Within half a mile from Junction 1 of the M621 motorway. Meadow Court is easily accessible to both the national motorway network and Leeds City Centre (approx 3 miles).

The White Rose Shopping Centre is a 2 minute drive from Meadow Court and provides excellent retail and leisure facilities for staff and visitors with many major high street retailers in occupation. Access to both Leeds City Centre and the surrounding residential areas is well provided for by public transport with regular bus links to and from Millshaw along the Leeds Outer Ring Road.

## Description

Meadow Court is a courtyard-style development of 5 modern 2-storey B1 office buildings constructed with mainly brick elevations and full-height feature glazed panels to the entrance to each building all under pitched tiled roofs.

4 Meadow Court is a substantial detached building providing office accommodation on ground and first floors benefitting from the following specification features:-

- Carpeted and decorated
- Full access raised floor
- Modern suspended ceiling
- Flat-panel LED lighting
- Air conditioning
- Male, female and disabled WC's
- Gas central heating

Currently 4 Meadow Court benefits from a range of internal private offices and meeting rooms.

## Accommodation

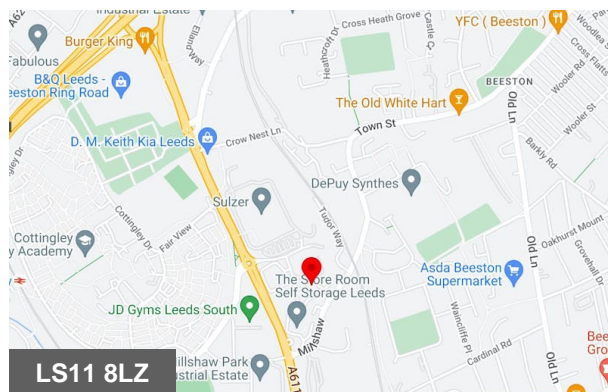
Name	sq ft	sq m	Availability
Ground - Ground Floor	2,500	232.26	Available
1st - First Floor	2,495	231.79	Available
<b>Total</b>	<b>4,995</b>	<b>464.05</b>	

## Parking

There are 21 allocated car parking spaces for the whole unit.

## Terms

4 Meadow Court is available either as a whole or on a floor-by-floor basis on a new full repairing and insuring lease for a term of years to be negotiated and agreed.



## Viewing & Further Information



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