

# TO LET

## HIGH QUALITY AIR CONDITIONED OFFICE SUITE WITH GREAT ON-SITE PARKING

**1,985 sq.ft.**



- High quality office space
  - Air conditioning
- Better than average parking
  - Raised floor
- Adjacent to retail and leisure development

1 Colton Mill Office Park, Bullerthorpe Lane, Leeds, LS15 9JN

## LOCATION

Colton Mill Office Park is most conveniently situated adjacent to Junction 46 of the M1 motorway with frontage to the A6120 Leeds Outer Ring Road (Selby Road) at Colton.

Immediately opposite the entrance to Thorpe Park with local amenities and facilities including Sainsbury's Supermarket, Colton Mill Retail Park, Travelodge Motel, Whitbread Brewers Fayre, McDonald's, KFC, Pizza Hut, a creche and two petrol stations all within 2 minutes drive.

## DESCRIPTION

The available space comprises a part ground floor office suite within Unit 1 Colton Mill Office Park which is an attractive 2-storey self-contained office building constructed in brick under a pitched roof.

The offices benefit from the following specification:

- LED lighting
- Air conditioning
- Raised access floor
- New carpeting and decorations throughout
- Cat5 cabling
- Security alarm and front door entry intercom
- Kitchen

## ACCOMMODATION

The property is available as a self-contained suite with the following areas.

Part Ground Floor - 1,985 sq ft

## PARKING

The Part Ground Floor of Unit 1 Colton Mill Office Park benefits from 10 demised car parking spaces within the adjacent car park.

## RATES

The part ground floor of Unit 1 has been assessed for rating purposes as "Office and Premises" and has a current rateable value of **£20,816.00**.

## EPC

The property has an Energy Performance Asset Rating of "C"(65). A full copy of the certificate is available upon request.

## TERMS

This ground floor suite is available by way of a new full repairing and insuring lease for a term to be agreed. The commencing rental is to be £31,760 per annum.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent:-

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