

**CAPITOL PARK**

J28 M62 LEEDS

WORKS  
FOR US

# 1 Sterling Court

Capitol Park (East) Leeds, WF3 1EL

**To Let** Self-contained fully refurbished air conditioned office building with 48 on site parking spaces

**9,740 sq ft**



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## Description

1 Sterling Court is a modern detached 3 storey office building set within extensively landscaped grounds and benefitting from 48 on-site parking spaces.

## Specification

The building benefits from the following specification features:-

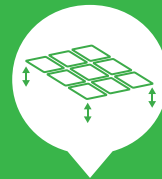


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New VRF air conditioning



Raised access floors



8 person passenger lift



New suspended ceilings with LED lighting



New WC and shower facilities



Fully DDA compliant



2 EV charging points



Excellent natural light



## Typical Floor Plan

### Accommodation

1 Sterling Court provides the following net internal floor areas:-

Reception	195 sq ft
Ground Floor	3,230 sq ft
First Floor	3,150 sq ft
Second Floor	3,165 sq ft
<b>TOTAL</b>	<b>9,740 sq ft</b>

### Parking

1 Sterling Court benefits from 48 specifically allocated car parking spaces.



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## Location

1 Sterling Court is prominently located fronting Dewsbury Road (A653) at the entrance to Capitol Park East adjacent to Junction 28 of the M62 motorway and approximately 6 miles South of Leeds City Centre.

Capitol Park is strategically located providing both unrivalled access to the main northern motorway network (M62 and M1) and the nearby White Rose Shopping Centre, with well-served public transport links.

Capitol Park benefits from a De Vere Village hotel with Village Health and Wellness Club at the entrance to Capitol Park West with other amenities including conferencing, leisure and gym facilities, a Starbucks and restaurant facilities.

## Rates

1 Sterling Court will need assessing for rating purposes on occupation. The previous rateable value (May 2017) was £162,000.

## EPC

The property benefits from an EPC rating of B(28).

## Terms

1 Sterling Court is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Details of the quoting rent are available on application.

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## Further Information/Viewing

For further information or to arrange a viewing please contact either of the joint sole letting agents:-



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