



## 1st Floor Offices

Main Street, Garforth, LS25 1AA

### **REFURBISHED, SELF-CONTAINED FIRST FLOOR OFFICES in a GREAT LOCATION**

**673 to 1,050 sq ft**  
(62.52 to 97.55 sq m)

- SELF CONTAINED with OWN FRONT DOOR ACCESS
- FULLY CARPETED & DECORATED
- AIR CONDITIONING
- LED LIGHTING
- KITCHEN & W/C FACILITIES
- ON-SITE CAR PARKING



# 1st Floor Offices, Main Street, Garforth, LS25 1AA

## Summary

Available Size	673 to 1,050 sq ft
Rent	£11.00 per sq ft
Business Rates	Subject to satisfying the usual criteria an occupier should be able to benefit from small business rates relief. Please contact the sole letting agent for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

## Location

The property is situated in the heart of Garforth Town centre above a parade of retail shops. The many retail and banking facilities available within Garforth town centre together with the Tesco supermarket and the main line Garforth train station are all within a short walking distance.

Access to major transport routes is excellent with the Leeds Outer Ring Road being within three miles and Junction 47 of the M1/A1 motorway less than one mile away.

## Description

The offices are located on the first floor of the main retail parade in Garforth. The suites are located close to retailers including Co-operative, Greggs, Costa Coffee, Leeds Building Society and Card Factory along with many other high street retailers as you would expect from it's location.

## Accommodation

The available accommodation comprises of the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - 20B	1,050	97.55	Under Offer
Unit - 34a	673	62.52	Available
Total	1,723	160.07	

## Parking

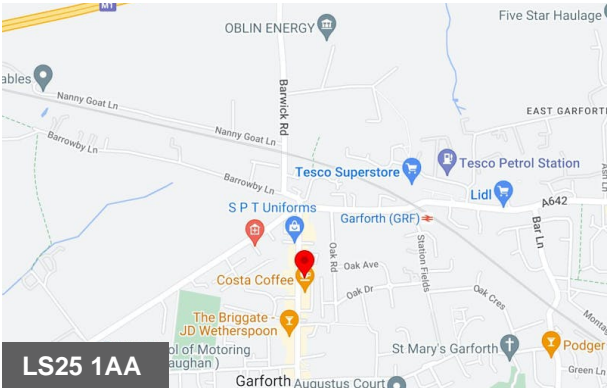
There is on-site car parking available at the rear of the building. Please contact the sole letting agent for further information.

## Terms

The available suites are available by way of new full repairing and insuring leases for a term of years to be negotiated and agreed.

## Viewings

For further information or to arrange a viewing please contact the sole letting agent.



## Viewing & Further Information



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