



## Laurel House

Church Lane, Leeds, LS25 1HB

**SELF CONTAINED FIRST  
FLOOR OFFICE,  
EXCELLENTLY POSITIONED  
off MAIN STREET,  
GARFORTH**

**1,103 sq ft**  
(102.47 sq m)

- REFURBISHED
- SELF CONTAINED
- CENTRAL LOCATION
- SITUATED on ESTABLISHED BUSINESS PARK
- MODERN SPECIFICATION
- ON-SITE CAR PARKING

# Laurel House, Church Lane, Leeds, LS25 1HB

## Summary

<b>Available Size</b>	1,103 sq ft
<b>Rent</b>	£16,000 per annum
<b>Rates Payable</b>	£5.54 per sq ft Subject to satisfying the usual criteria an occupier may be able to benefit from Small Business Rates Relief. Please contact the sole letting agent for further information.
<b>Rateable Value</b>	£12,250
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (59)

## Location

Laurel House is ideally situated in central Garforth, just off the very popular Main Street on a well established business park. The property therefore benefits from a range of amenities as you would expect from it's central location, including a plethora of retail, banking and leisure facilities.

Laurel House also benefits from excellent transport links with Garforth Train Station situated just a 10-minute walk away and access to the M1 being just a 5-minute drive north of the property.

## Description

Laurel House is an attractive and modern, detached two-storey office building, which forms one of four units on the business park within which it is located. The available suite comprises of the entire first floor and is accessed through it's own private entrance, making the accommodation self-contained. The first floor suite provides the following specification features:

- Self contained
- Refurbished
- Existing high quality meeting rooms
- Kitchen facility
- Suspended ceiling with energy efficient LED lighting
- Perimeter trunking for data/cablling
- W/C facilities

## Accommodation

The available accommodation provides the following net internal floor area:

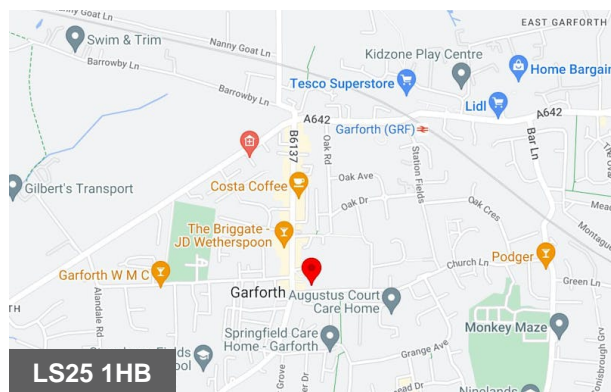
Name	sq ft	sq m	Availability
Suite - Whole First Floor	1,103	102.47	Available
<b>Total</b>	<b>1,103</b>	<b>102.47</b>	

## Parking

There are allocated on-site car parking spaces for the sole exclusive use of the first floor tenant.

## Terms

The suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.



## Viewing & Further Information



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