



Unit 3

3 Axis Court, Nepshaw Lane South, Leeds, LS27 7UY

Self contained office building on an established commercial estate in Morley

1,716 to 3,449 sq ft
(159.42 to 320.42 sq m)

- Rare opportunity to acquire a well located freehold office building
- Close proximity to the motorway network
- Available with vacant possession

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Summary

Available Size	1,716 to 3,449 sq ft
Rent	£11.00 per sq ft
Price	Offers in the region of £400,000.00
Rates Payable	£4.34 per sq ft
Rateable Value	£29,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The Axis Court development comprises 5 detached 2-storey self-contained office buildings set within their own heavily landscaped site.

Unit 3 Axis Court is constructed with part-brick and part-clad elevations and sealed-unit double-glazed windows under a modern pitched roof.

Internally the building provides good quality office accommodation on ground and 1st floors and benefits from the following specification features:-

- Comfort cooling to most office areas
- Excellent natural light
- Gas-fired central heating
- Carpeting throughout
- Modern suspended ceilings
- Integral Cat 2 fluorescent lighting
- 3-compartment perimeter power and data trunking
- Kitchen on each floor
- Front door security intercom
- Security shutters on all ground floor windows and 1st floor fire escape door

Location

Axis Court is a well-established B1 office development fronting onto Nepshaw Lane South and benefitting from a most prominent position overlooking the M621 Motorway at its intersection with the M62 (Junction 27).

Accessed from the A650 Wakefield / Bradford Road, Axis Court is well-located for easy access to both the motorway network and Leeds City Centre (approx. 4 miles away).

A selection of leisure facilities and many national restaurants and retail chains are located in close proximity at Birstall Shopping Park including Showcase Cinemas, IKEA, Next, Marks & Spencer, Boots, WH Smith and a variety of fast-food restaurants.

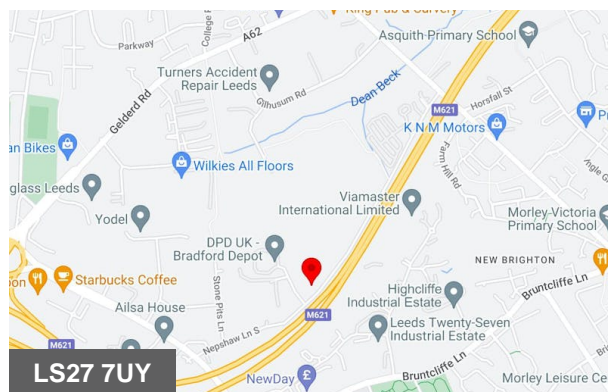
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,716	159.42	Available
1st - First Floor	1,733	161	Available
Total	3,449	320.42	

Car Parking

There are 15 car parking spaces specifically allocated with Unit 3 Axis Court.



Viewing & Further Information



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