

# TO LET or FOR SALE

**SELF-CONTAINED OFFICE BUILDING with  
ON-SITE CAR PARKING on  
ESTABLISHED BUSINESS PARK**

**2,080 sq ft**



- **SELF CONTAINED**
- **ON ESTABLISHED BUSINESS PARK**
- **8 ALLOCATED CAR PARKING SPACES**

Unit 3, Carlton Court  
Gelder Road, Leeds LS12 6LT

## LOCATION

Carlton Court is prominently situated at the intersection of the A62 Gelderd Road and Brown Lane, within 500 yards of Junction 1 of the M621 Motorway and less than 1-mile due south-west of Leeds City Centre.

Carlton Court benefits from direct access to the motorway network via Junction 1 of the M621 Motorway and also easy access to Leeds City Centre within 5 minutes' driving time.

## DESCRIPTION

Carlton Court is an attractively designed business park development providing 7 self-contained office buildings each with its own designated car parking spaces.

Constructed in brick under a pitched, artificial slate roof and with concrete floors, Unit 3 Carlton Court benefits from the following specification features: -


- Air conditioning
- Carpeted and decorated
- Category 2 fluorescent lighting
- 3-compartment perimeter trunking
- 2 privately partitioned meeting rooms
- First floor kitchen facility
- Male and female WC facilities
- Disabled access W/C facilities
- Gas central heating
- Roof space storage
- Electric window security shutters
- Secure intercom entry system

## ACCOMMODATION

Unit 3 Carlton Court provides a net internal area of **2,080 sq ft**.

## CAR PARKING

Unit 3 Carlton Court benefits from **8 specifically designated car parking spaces**.



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## RATES

Unit 3 Carlton Court has been assessed for rating purposes as "Offices & Premises" and has a current rateable value of £18,500.

## EPC

Available on request.

## TERMS

Unit 3 Carlton Court is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed at a commencing rent of **£9.50 per sq ft exclusive**.

Alternatively, the freehold interest in Unit 3 Carlton Court is available for sale and we are inviting offers in the region of **£230,000 + VAT**.

## VIEWING AND FURTHER INFORMATION

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

**CARTER TOWLER**  
0113 245 1447

**James Jackson**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

or

**Clem McDowell**  
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