

# TO LET

## NEWLY REFURBISHED

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

2,080 sq ft



- SELF CONTAINED OFFICE
- ESTABLISHED BUSINESS PARK LOCATION
- 8 ALLOCATED PARKING SPACES (INC. 2 EV CHARGERS)

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 has just been **comprehensively refurbished** and benefits from the following specification features: -


- Air conditioning throughout
- Newly carpeted and decorated
- LED lighting throughout
- 3-compartment perimeter trunking
- Fitted 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
- Allocated car parking spaces (including x2 EV charging points)

## 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

Unit 3 Carlton Court has been assessed for Energy Performance Certificate (EPC) purposes and benefits from an EPC rating of C (58).

## 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 rental rate of **£13.50 per sq ft exclusive**.

## 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

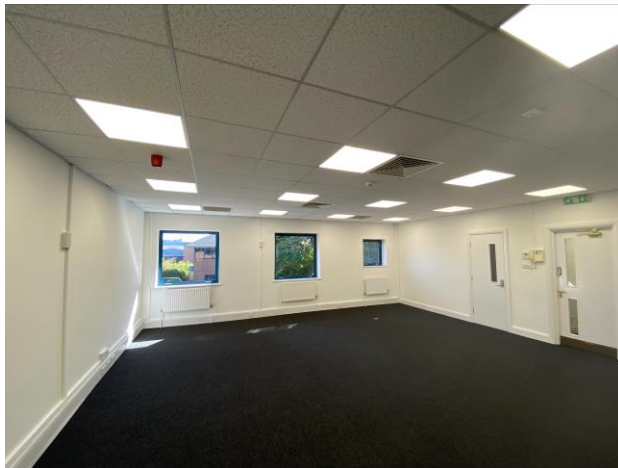
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## GALLERY PAGE



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