



Unit 1A

Station Court, Station Road, Leeds, LS20 8EY

A refurbished ground floor office with on-site parking a short walk from Guiseley high street and train station

752 sq ft
(69.86 sq m)

- Convenient location opposite Guiseley Station
- High quality refurbished office space
- Combines open plan offices and a meeting room
- Brand new kitchen area
- Allocated on-site parking
- Offered on a new lease

Unit 1A, Station Court, Station Road, Leeds, LS20 8EY

Summary

Available Size	752 sq ft
Rent	£12,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (17)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	752	69.86	Let
Total	752	69.86	

Description

Unit 1A, Station Court comprises a semi-detached, self-contained office building, providing well appointed, predominantly open plan office space providing a combination of open plan office and a meeting room.

Station Court provides an excellent opportunity to acquire flexible office accommodation located close to all the local amenities of Guiseley, with the premises benefiting from the following specification:

- Recessed lighting
- Gas fired central heating
- Perimeter data trunking
- Full height glazed meeting room
- New kitchen
- Outdoor break out/garden area

Location

Station Court is conveniently situated on Station Road, directly opposite Guiseley Railway Station just off the main A65 Otley Road.

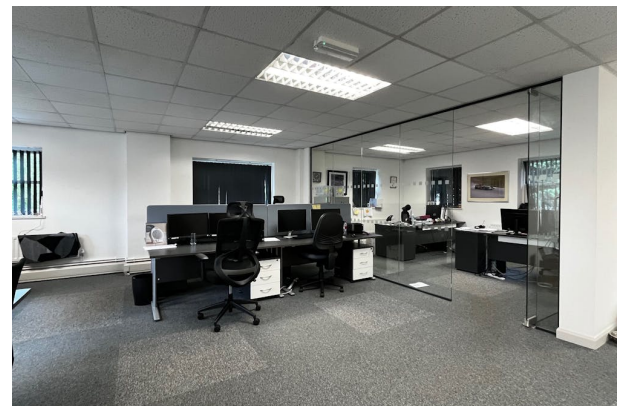
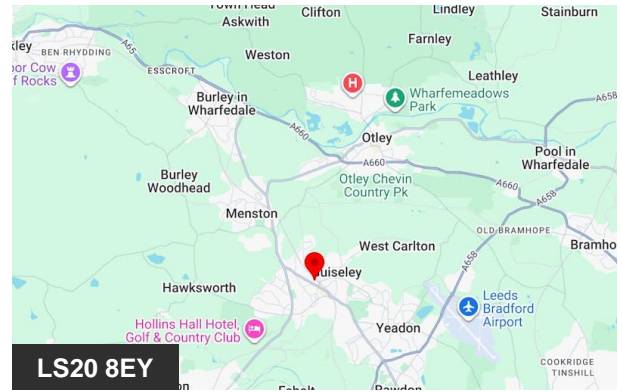
The area provides a mix of commercial and residential uses within easy access to the centre of Guiseley and a wide range of local amenities. The area has become particularly popular with commercial occupiers, being well located for Leeds City Centre with established bus, rail and road links.

Terms

The ground floor suite is offered to let by way of a new full repairing and insuring lease on terms to be agreed at a quoting rent of £12,000 per annum exclusive.

Car Parking

There are 3 dedicated on site car parking spaces. Additional on street parking is available on the surrounding area.



Viewing & Further Information



Robin Beagley

07733 895927

rbeagley@wsbproperty.co.uk