



## Unit 5

Meadow Court, Leeds, LS11 8LZ

### **TO LET - MODERN SELF CONTAINED OFFICE BUILDING**

**1,588 to 3,219 sq ft**  
(147.53 to 299.05 sq m)

- ON SITE CAR PARKING
- AIR CONDITIONING
- SUSPENDED CEILINGS

# Unit 5, Meadow Court, Leeds, LS11 8LZ

## Summary

Available Size	1,588 to 3,219 sq ft
Rent	£12.50 per sq ft
Rates Payable	£5.23 per sq ft
Rateable Value	£33,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

## Location

Meadow Court is situated within the Millshaw area of Leeds, off the A6110 Leeds Outer Ring Road. Within half a mile from Junction 1 of the M621 motorway. Meadow Court is easily accessible to both the national motorway network and Leeds City Centre (approx 3 miles). The White Rose Shopping Centre is a 2 minute drive from Meadow Court and provides excellent retail and leisure facilities for staff and visitors with many major high street retailers in occupation. Access to both Leeds City Centre and the surrounding residential areas is well provided for by public transport with regular bus links to and from Millshaw along the Leeds Outer Ring Road.

## Description

Meadow Court is a courtyard-style development of 5 modern 2-storey B1 office buildings constructed with mainly brick elevations and full-height feature glazed panels to the entrance to each building all under pitched tiled roofs. 5 Meadow Court is a substantial detached building providing office accommodation on ground and first floors benefitting from the following specification features:-

- Carpeted and decorated
- Full access raised floor
- Modern suspended ceiling
- Flat-panel LED lighting
- Air conditioning
- Male, female and disabled WC's
- Gas central heating

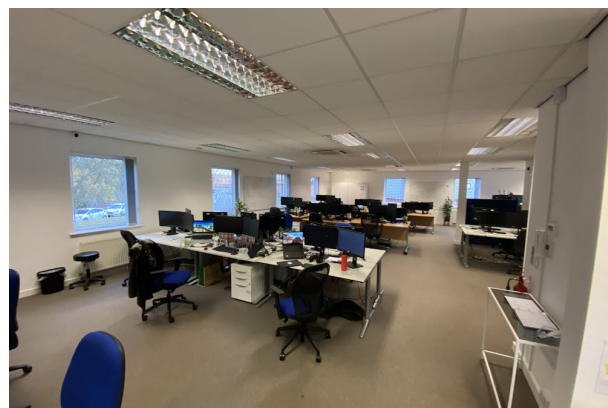
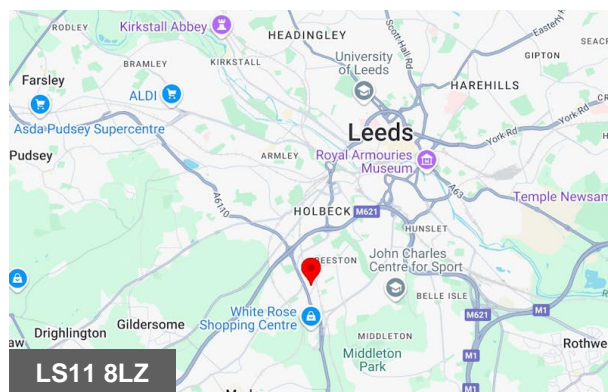
## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m	Availability
Ground	1,588	147.53	Available
1st	1,631	151.52	Available
<b>Total</b>	<b>3,219</b>	<b>299.05</b>	

## Viewings

Viewings available upon request.



## Viewing & Further Information



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