

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE/TO LET
HIGH QUALITY SELF
CONTAINED OFFICE

**4 QUAYSIDE BUSINESS PARK, LEEDS,
LS10 1DX**

1,480 SQ FT (137.49 SQ M)

GET IN TOUCH

Nick Arundel

Tel: 0113 235 1362

E: nick@aws ltd.co.uk



DETAILS

LOCATION

Madison Court is just located off the A61 on Quayside Business Park with excellent links to the motorway network, with junction 7 of the M621 being less than quarter of a mile away and junction 41 of the M1 approximately 1 mile away. Morrisons and the Hunslet Shopping Centre are within close proximity.

DESCRIPTION

The subject property is a modern two storey office set within a terrace of similar properties within a pleasant secure courtyard. The property is of brick construction set under a pitched roof with double glazed windows.

The property has been built to a good specification which includes: -

- Fully carpeted
- Suspended ceiling with Cat II lighting.
- Externally operated internal secure shutters on ground floor windows and door
- Perimeter trunking
- Disabled access
- Kitchen facility
- 6 car parking spaces

SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance of the common areas of the estate

ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
Office	1,480	137.49

TERMS

Leasehold on a full repairing and insuring basis. Please call for further details.

RATEABLE VALUE

We understand the rateable value of the property is £15,750.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction

VIEWING

Strictly by appointment with , AWS Ltd, Nick Arundel, Tel: 01132351362

SUBJECT TO CONTRACT

MISREPRESENTATION ACT

MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. March 2025

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

