

AWS

**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**UNITS 4 & 5 FUSION COURT,
ABERFORD ROAD,
GARFORTH,
LS25 2GH**

**HIGH QUALITY MODERN
OFFICE UNITS
FOR SALE OR TO LET**

3,449 SQ FT & 6,898 SQ FT

GET IN TOUCH

Nick Arundel

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LOCATION

Fusion Court is a well-established office campus situated to the south east of Leeds City, with excellent access to the motorway network, the City Centre and the region as a whole. The site is less than 5 minutes from junction 41 of the A1M.

The local Railway Station and good local amenities are nearby.

DESCRIPTION

The property is a modern self-contained office block comprising two identical units over two storeys. The offices are fully fitted out, heated and lit. Each unit has 9 car parking spaces.

PLANNING

The property has planning for its current use

SERVICE CHARGE

A service charge is levied to cover the costs of the management and maintenance of the common areas of the estate.

ACCOMMODATION (all areas are net internal)	SQ FT	SQ M
UNIT 4		
Ground floor office	1,724.5	160.2
First floor officee	1,724,5	160.2
TOTAL	3,449	320.4
UNIT 5		
Ground floor office	1,724.5	160.2
First floor office	1,724.6	160.2
TOTAL	3,449	320.4

VIEWING

Strictly by appointment with the Sole Agent,
AWS Ltd, Nick Arundel, 01132351362

RATEABLE VALUE

We are informed the rateable value of Unit 4 is £22,000 and Unit 5 £22,000.

TERMS

My Clients are prepared to offer a new lease on each property for a term to be agreed at a rent to be agreed. The owners interest in the properties is available for sale

EPC

An EPC is available upon request.

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. August 2024.

ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT