

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY MODERN OFFICE UNIT

UNIT 8 FLEMMING COURT, WHISTLER DRIVE, CASTLEFORD WF10 5HW

• 2,229 SQ FT (206.94 SQ M)



www.awsltd.co.uk

LOCATION

Flemming Court is an attractive campus style office development located just off junction 32 of the M62 at Glasshoughton at the heart of the greater Leeds/West Yorkshire conurbation.

The site is within walking distance of the Local Railway Station and the amenities provided by the junction 32 Outlet Shopping Village and the Xscape Development.



DESCRIPTION

Unit 8 is a two storey purpose built terrace unit being the end unit in the development providing private access to an entrance foyer incorporating the amenities (including the kitchen) behind which is an attractive office suite. At first floor there is again an attractive office suite. Externally, there are 10 designated car parking spaces.

ACCOMMODATION

(all areas are net internal)

	SQ M	SQ FT
Ground floor office including Kitchen	95.24	1,025
First Floor	111.77	1,200
TOTAL	206.94	2,229

RATEABLE VALUE

In the VOA 2017 list the property had a rating assessment of £18,000.

PLANNING

We understand the property has planning consent for office use.

SERVICE CHARGE

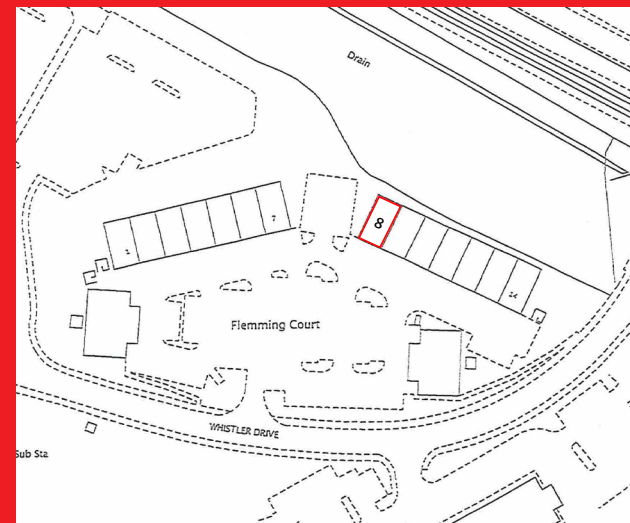
A nominal service charge is levied to cover the cost of the management and maintenance of the common areas of the development.

TERMS

The property is offered to let by way of 10 year lease with a rent review in the 5 year on an effective full repairing and insuring basis.

RENT

£32,500 pax



EPC

An EPC is available upon request.

Subject to contract.

VIEWING

By appointment with the sole agent,



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