



TO LET/MAY SELL

GOOD QUALITY OFFICE BUILDINGS

From 140.52 m² (1,512 sq.ft.)
to 289 m² (3,113 sq.ft.)



**1A & 1B STATION COURT
STATION ROAD
GUISELEY
LEEDS
LS20 8EY**

address. 51a St. Pauls Street, Leeds, LS1 2TE
tel. 0113 244 9020 **fax.** 0113 244 1104

LOCATION

Station Court is conveniently situated directly opposite Guiseley Railway Station in an area of mixed commercial and residential uses. The area has become particularly popular with commercial occupiers being well located for Leeds City Centre by bus, rail and road and the surrounding popular residential areas.

DESCRIPTION

The detached two storey office building was constructed in the early 1990's of stone with a pitched slate roof. The property benefits from:-

- Category II lighting
- Perimeter trunking
- Kitchen facilities
- Gas central heating
- 12 car parking spaces
- Outdoor break out area/garden

All mains services are provided.

ACCOMMODATION

	1A		1B	
Ground Floor	67.47 m ²	726 sq.ft.	72.74 m ²	783 sq.ft.
First Floor	73.05 m ²	786 sq.ft.	76.00 m ²	818 sq.ft.
Net Internal Area	140.52 m²	1,512 sq.ft.	148.74 m²	1,601 sq.ft.

RATING

We have been verbally informed by the Local Authority of the following figures:-

	1A	1B
Rateable Value:-	£14,300.00	£16,150.00
Rates payable (2009/2010)	£ 6,935.50	£ 7,832.75

Interested parties are advised to make their own enquiries with Leeds City Council Rating Department.

TERMS

The property is available to let either in part or as a whole by way of a new repairing and insuring lease for a term of years to be agreed. The quoting rent is as follows:-

Unit 1A	£22,680 pax
Unit 1B	£24,000 pax
Both units	£42,500 pax

Alternatively the Landlord may consider selling his freehold interest in the building.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING

By appointment with the sole lettings agents, Brackenridge Hanson Tate - 0113 244 9020 (ref: Mike Smith)- mike.smith@bht.uk.com

www.bht.uk.com

**SUBJECT TO CONTRACT
NOVEMBER 2008**