





1st Floor Offices Main Street, Garforth, LS25 1AA

REFURBISHED, SELF-CONTAINED FIRST FLOOR OFFICES in a GREAT LOCATION

673 to 1,050 sq ft (62.52 to 97.55 sq m)

- SELF CONTAINED with OWN FRONT DOOR ACCESS
- FULLY CARPETED & DECORATED
- AIR CONDITIONING
- LED LIGHTING
- KITCHEN & W/C FACILITIES
- ON-SITE CAR PARKING

0113 2451447

www.cartertowler.co.uk

1st Floor Offices, Main Street, Garforth, LS25 1AA

Summary

Available Size	673 to 1,050 sq ft		
Rent	£11 per sq ft		
Business Rates	Subject to satisfying the usual criteria an occupier should be able to benefit from small business rates relief. Please contact the sole letting agent for further information.		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	C (72)		

Location

The property is situated in the heart of Garforth Town centre above a parade of retail shops. The many retail and banking facilities available within Garforth town centre together with the Tesco supermarket and the main line Garforth train station are all within a short walking distance.

Access to major transport routes is excellent with the Leeds Outer Ring Road being within three miles and Junction 47 of the M1/A1 motorway less than one mile away.

Description

The offices are located on the first floor of the main retail parade in Garforth. The suites are located close to retailers including Co-operative, Greggs, Costa Coffee, Leeds Building Society and Card Factory along with many other high street retailers as you would expect from it's location.

Accommodation

The available accommodation comprises of the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - 26A	673	62.52	Under Offer
Unit - 20B	1,050	97.55	Available
Unit - 34a	673	62.52	Available
Total	2,396	222.59	

Parking

There is on-site car parking available at the rear of the building. Please contact the sole letting agent for further information.

Terms

The available suites are available by way of new full repairing and insuring leases for a term of years to be negotiated and agreed.

Viewings

For further information or to arrange a viewing please contact the sole letting agent.







Viewing & Further Information



James Jackson 0113 2451447 jamesjackson@cartertowler.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessers and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/03/2024

Clem McDowell 07432 013246 clemmcdowell@cartertowler.co.uk