



## 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

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

## Summary

<b>Available Size</b>	673 to 1,050 sq ft
<b>Rent</b>	£11 per sq ft
<b>Business Rates</b>	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.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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
<b>Total</b>	<b>2,396</b>	<b>222.59</b>	

## Parking

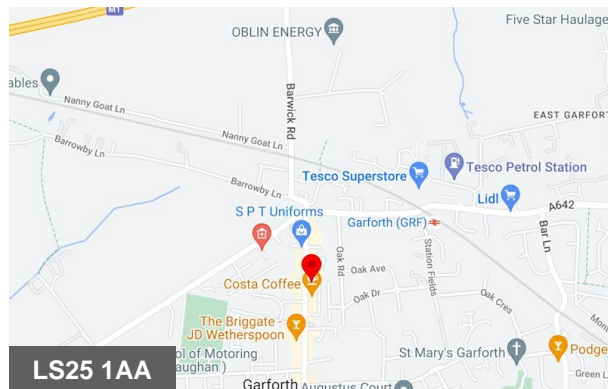
There is on-site car parking available at the rear of the building. Please contact the sole letting agent for further information.

## 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



**Clem McDowell**

07432 013246

clemmcdowell@cartertowler.co.uk