

FIRST FLOOR OFFICE / STUDIO

839 SQ FT (78 SQ M)

- Recently Refurbished
- LED lighting
- 2 Allocated Parking Spaces plus single visitor space
- Electric Security Gate Provision
- Meeting Rooms
- LED Lighting
- Intercom entrance system



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TO LET



**First Floor, 5 Victoria Court
Morley, Leeds
LS27 9SE**

**£10,500 + VAT
per annum**

LOCATION

The property is located is situated off Bank Avenue, approximately 1 mile to the north of Morley town centre. The property location is easily accessible by car and is positioned in very close proximity to the M621 and M62 motorway networks. There is also a variety of local bus networks surrounding the estate and Morley train station is approximately 1 mile to the East.





DESCRIPTION

The property comprises a two storey, stone built double property within which the first-floor office space is available. Internally, upon entry are common parts and a staircase that leads to the first floor. At first floor level, there are modern WC and kitchen facilities and a recently refurbished, open plan office space which benefits from 2 meeting rooms as well as LED lighting, an intercom system and externally, two allocated car parking spaces plus an additional single shared parking space.

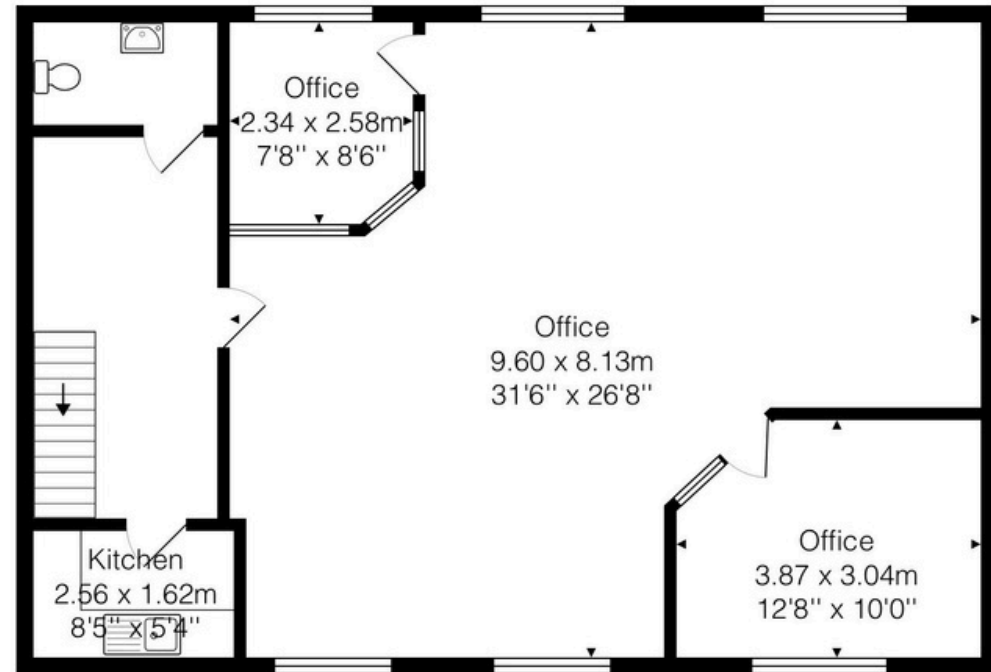




ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
First Floor	839	78
Total	839	78





EPC

The property currently benefits from an EPC rating of C-66.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rental of £10,500 + VAT per annum.

SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

RATEABLE VALUE

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £7,700. Interested parties are advised to direct further enquiries to the local authority.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■