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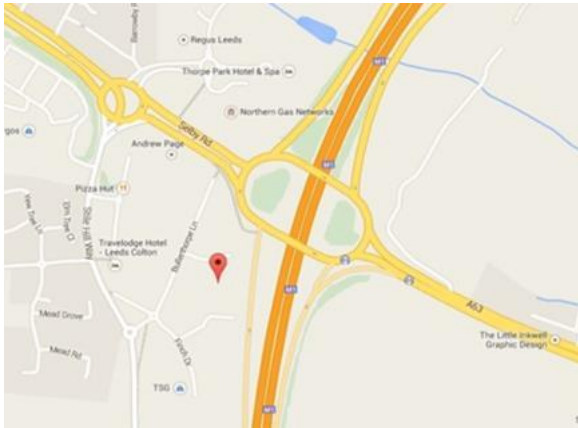
To Let

First Floor, Colton House, Temple Point, Bullerthorpe Lane, LS15 9JL

- 5,070 sq ft (471 sq m) NIA
- Air-conditioned offices
- 20 car parking spaces
- Junction 46 M1

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Google Maps

Location

Temple Point is an established business park consisting of nine detached office buildings set within an extensively landscaped environment with on-site parking that is strategically located adjacent to Junction 46 of the M1 Motorway, approximately 6 miles east of Leeds city centre and less than 4 miles from the M621/M52 motorways.

Accessed from Bullerthorpe Lane via Stile Hill Way, the scheme is within a short walk of many local amenities and facilities including Colton Retail Park (Sainsbury's, B&M Bargains, Pets at Home), Travelodge, Shire Inns Hotel, Busy Bees Nursery and the Springs Shopping Centre at Thorpe Park

Specification

The subject offices are situated on the ground floor of Colton House and provides high quality offices benefitting from:-

- ◆ Air conditioning
- ◆ Full access raised floors
- ◆ Suspended ceilings with integral LED lighting
- ◆ Intercom access system
- ◆ DDA compliant
- ◆ Recently refurbished male, female and disabled toilets
- ◆ Lift
- ◆ Attractive entrance
- ◆ Kitchenette

Accommodation

The offices have been measured to have a net internal floor area of approximately 5,070 sq ft (471 sq m).

Car Parking

20 on site car parking spaces are allocated to the demise with further road side parking available on a first come first served basis.

Terms

The accommodation is available to let by way of a new effective FRI lease for a minimum term of 5 years at a rent of £18.00 psf per annum exclusive.

Rates

The suite has been assessed to have a rateable value of £68,000. The current rate in the pound for 23/24 is £0.512. We advise all interested parties to make their own enquires of the local rating authority.

Service Charge & Insurance

The tenant will be responsible for the payment of a service charge, estate charge and insurance premium, payable quarterly in advance from the date of occupation. Further details available upon request.

EPC

The property has been assessed to have an EPC Rating of C (68). A full copy of the certificate is available upon request.

VAT

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

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the sole letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: July 2023

Photographs: July 2023

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[Particulars dated [July 2023]. Photographs and videos dated [July 2023].]

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