



7 Madison Court, George Mann Road, Leeds LS10 1DX

FOR SALE Let Office Investment

1,544 Sq Ft
(143 Sq M)

7 Madison Court, George Mann Road, Leeds LS10 1DX

DESCRIPTION

The subject property comprises a two storey purpose-built terraced office building constructed in facing brickwork beneath a single pitched steel clad roof. Within the communal car parking area, which serves the Madison Court development, the subject property has the provision of six car parking spaces.

- ✓ Gas fired central heating
- ✓ Cat II lighting
- ✓ Six car parking spaces (1:257 sq ft)
- ✓ Currently producing £14,980 pa
- ✓ Let to March 2028

LOCATION

The property is situated on Madison Court, which forms part of the established Quayside Business Park development, accessed via the A639 Thwaite Gate, and which in turn connects to Junction 7 of the M621 (circa ½ mile away from the property) providing access to the surrounding motorway network and to Leeds city centre which is 3 miles to the north of the business.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	790	73
First Floor	754	70
Total	1,544	143

VAT

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

LEGAL COSTS

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

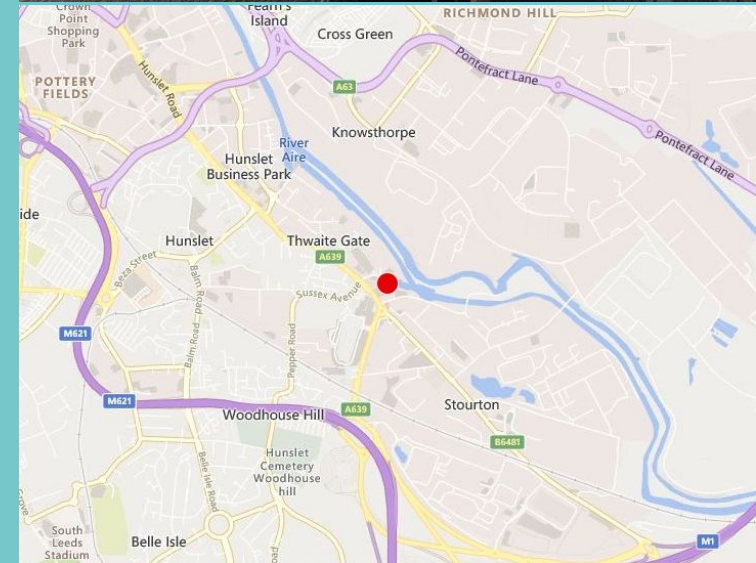
BUSINESS RATES

The current rateable value for the property is £13,724

TERMS

Price on Application

EPC The premises are assessed for Energy Performance purposes as having a rating of D-85.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 28-Feb-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Matthew Procter
0113 887 6708
mprocter@lsh.co.uk

Sam Pickles
01132459393
spickles@lsh.co.uk