



Unit 2, Milestone Court, Leeds LS28 6HE

TO LET

High Quality Offices

2,157 - 4,315 Sq Ft
(200 - 401 Sq M)

Unit 2, Milestone Court, Leeds LS28 6HE

DESCRIPTION

Unit 2 Milestone Court is a two-storey, purpose-built office unit providing high quality offices throughout. Internally the building comprises a mix of open plan offices and meeting rooms with two kitchenettes. The first floor provides a modern specification, with air conditioning and LED lighting throughout.

The office benefits from 14 car parking spaces, reflecting a strong car parking ratio of 1:308 sq ft.

- ✓ Flexible layout with quality offices
- ✓ Male & Female WC's to each floor
- ✓ Suspended tiled ceilings
- ✓ 14 car parking spaces
- ✓ Perimeter trunking
- ✓ Potential for self-contained premises

LOCATION

The subject property is located on Milestone Court Business Park, which is an established business park located approximately 5 miles to the west of Leeds City Centre. The property is conveniently located under 1 mile from Bramley Train Station and 1.5 miles from New Pudsey Train Station, providing easy connection with Leeds City Centre and the wider railway network.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	2,158	200
First	2,157	200
Total	4,315	401

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.

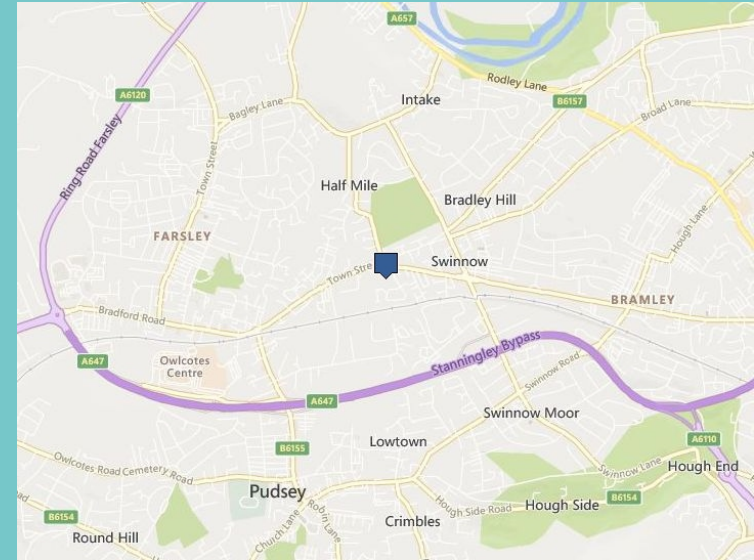
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent to be agreed.

EPC EPC is available on request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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