



Unit 2, Milestone Court, Leeds LS28 6HE

**TO LET /
FOR SALE**

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.

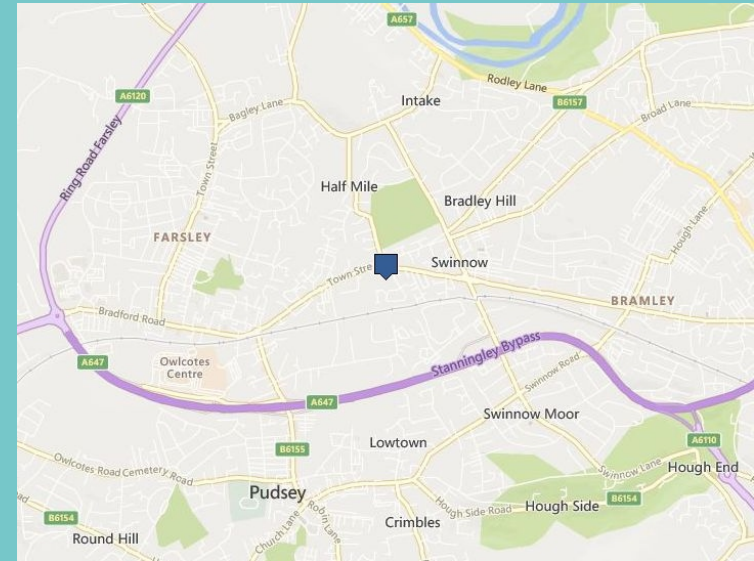
BUSINESS RATES

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.



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 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 10-Jun-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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