

TO LET

## GROUND FLOOR OFFICE

Office Premises 207m<sup>2</sup> (1,157 sq ft)

 Nabarro  
McAllister

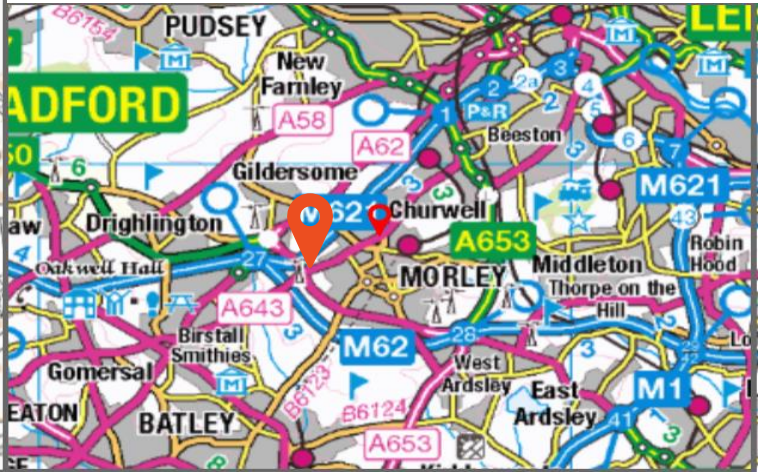
GROUND FLOOR - 8 VICTORIA COURT, BANK SQUARE, MORLEY LEEDS LS27 9SE



- Ground Floor Suite
- Semi-detached office
- 5 Car Parking Spaces

Offers in the region of  
£13,500 pa

# GROUND FLOOR - 8 VICTORIA COURT, MORLEY, LEEDS LS27 9SE



## LOCATION

The property stands in a small office park at the top of Churwell Hill at Morley a short walking distance from the centre of Morley in a mixed locality comprising residential, industrial and office property.

## DESCRIPTION

The property comprises a semi-detached office building estimated to be about 20 years old. The accommodation is laid out on two floors. The property is of traditional construction with walls built in stone under a concrete tiled pitched roof and has 5 car parking spaces.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Entrance Lobby		
Disabled W.C.		
Kitchen	1.8 sq m <sup>2</sup>	19 sq ft
Open Plan Office	107sq m <sup>2</sup>	1157sq ft
<b>TOTAL</b>	108.8 m <sup>2</sup>	1176sq ft

## SERVICES

We understand the property benefits from mains water, drainage, electric and gas. Gas fired central heating is installed.

## RATEABLE VALUE

The property has the following entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates payable
Ground Floor £8,900	£4,450
Some occupiers may qualify for small business rates relief	

## PLANNING

It is understood the property has been used as a B1 Office since construction. Applicants should make their own enquiries of the Local Planning Office.

## TERMS

The property is offered on a new 5 year lease or multiples of 5 years at a commencing rent of £13,500 pa. The lease will be held on effective full repairing and insuring terms.

## SERVICE CHARGE

There is an annual service charge to cover the payment of gas, electric, water, cleaning, management fees, security and maintenance of the common parts which equated to £7,237 plus VAT for the year ending September 2022.

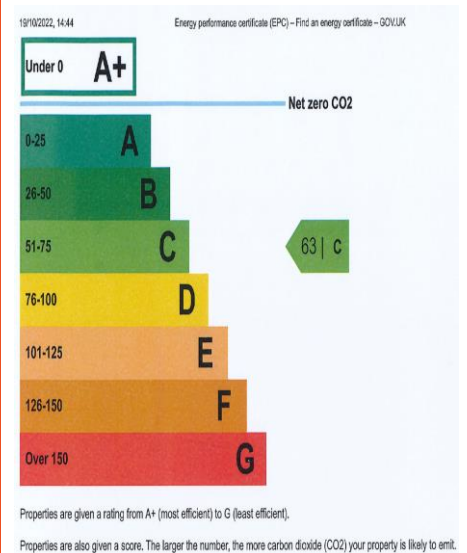
## VAT

Our client advises that VAT is applicable on this transaction. Your legal advisors should verify.

## LEGAL COSTS

The incoming tenant will be responsible for the Landlords reasonable legal fees in connection with the preparation of the Lease.

## EPC



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

info@nabarromcallister.co.uk

www.nabarromcallister.co.uk

REF: November 2022

**Nabarro McAllister**

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

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