

Heaney
Micklethwaite

Commercial Property Consultants

TO LET
OFFICES WITH LABORATORY/WORKSHOP/STORE



1 CLAYTON WOOD COURT
WEST PARK
LEEDS
LS16 6QW

1 Clayton Wood Court, West Park, Leeds

LOCATION:

The property is located on Clayton Wood Court, which is linked to Leeds outer ring road by Clayton Wood Close. The area is a popular business district with a mix of offices, warehouses and manufacturing occupiers. Being close to the outer ring road affords good accessibility to arterial routes and motorway networks.

DESCRIPTION:

The property comprises a detached brick built office B1 unit under a tiled roof. The property was previously used on the ground floor as a manufacturing area for contact lenses and the first floor as offices, but the ground floor would suit office use as well.

The property benefits from 12 on site car spaces and a cycle store.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor

Entrance foyer and stairs to first floor

WC

Disabled WC

Cleaners Store

Workshop/offices

2,408 sq ft 223.7 sqm

First Floor

WC

Kitchen

Office

69 sq ft 6.4 sqm

2,406 sq ft 223 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

£55,000 per annum

RATES:

Rateable Value

£40,250

Clayton Wood Court, West Park, Leeds

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

Unit 1 Clayton Wood Court West Park LEEDS LS16 6QW	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 1 March 2024 <hr/> Certificate number: 0540-0934-0079-7722-3006
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Property type	B1 Offices and Workshop businesses
Total floor area	514 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

