



## Unit 1 Manor Court

Manor Mill Lane, Leeds, LS11 8LQ

### TO LET - WELL LOCATED, GOOD QUALITY OFFICE SUITE

**1,963 sq ft**  
(182.37 sq m)

- Attractive business park location
- Good car parking ratios
- Easy access to the ring road and motorway
- Secure site

# Unit 1 Manor Court, Manor Mill Lane, Leeds, LS11 8LQ

## Summary

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Available Size | 1,963 sq ft                                                                        |
| Rent           | £12.50 per sq ft                                                                   |
| Rates Payable  | £4.32 per sq ft                                                                    |
| Rateable Value | £17,000                                                                            |
| Service Charge | For information on the service charge, please contact the sole letting agent.      |
| Car Parking    | The suite benefits from the right to park 9 cars in designated car parking spaces. |
| VAT            | To be confirmed                                                                    |
| Legal Fees     | Each party to bear their own costs                                                 |
| EPC Rating     | C (61)                                                                             |

## Description

Manor Court is a development of 3 detached; self contained 2 storey office buildings set within a heavily landscaped environment with ample car parking. The site is fully security fenced and provides private dedicated car parking for the occupiers of Manor Court. The specification features include the following:-

- Suspended Ceilings with Cat II Lighting
- Door entry system
- Kitchen Facility
- Double glazed windows
- Male, Female and Disabled WC's

## Location

Manor Court is prominently situated overlooking the A6110 Leeds Outer Ring Road at Millshaw. Accessed from Manor Mill Lane, Manor Court is ideally situated for access to the M621 motorway (junction 1) and the M62 and M1 motorways. Manor Court is within walking distance of both the White Rose Shopping Centre and Junction 1 Retail Park which provide excellent shopping and leisure facilities.

## Accommodation

The accommodation comprises the following areas:

| Name  | sq ft | sq m   | Availability |
|-------|-------|--------|--------------|
| 1st   | 1,963 | 182.37 | Available    |
| Total | 1,963 | 182.37 |              |



## Viewing & Further Information



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