

FOR SALE

LM^{ONE}.

MAY LET

HIGH QUALITY MODERN DETACHED
2 STOREY OFFICE



2 Craven Court, Millshaw, Leeds, LS11 8BN

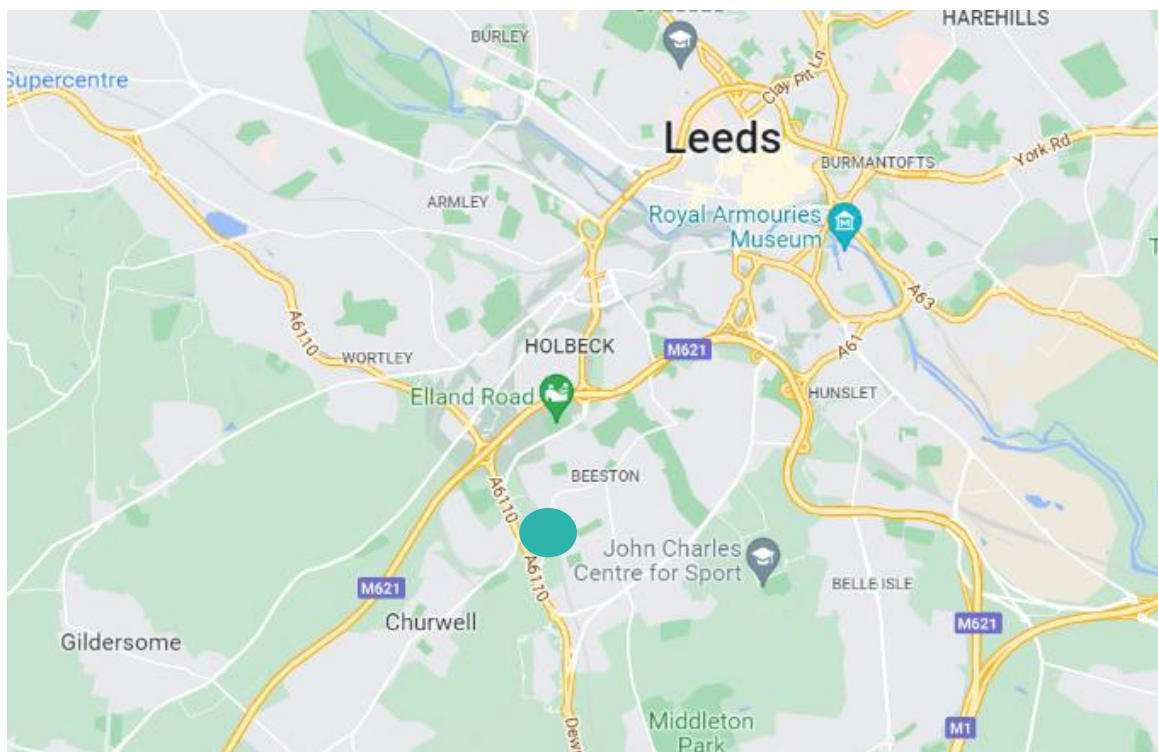
Price – Offers in the region of £375,000.

Size – 2,200 sq ft NIA

- Freehold
- Leeds city centre nearby
- 8 car parking spaces
- Located close to junction 1 of the M621

SALE CONSIDERATIONS

- Freehold
- 2,200 sq ft (NIA) arranged over ground and first floor
- Modern detached office building
- Located under 1 mile from junction 1 of the M621
- Offers in the region of £375,000
- 8 dedicated car parking spaces
- Rare opportunity to purchase high quality office accommodation
- Property also available on a leasehold basis for £31,000 per annum



LOCATION

Located 2.5 miles south of Leeds city centre and under half a mile from junction 1 of the M621.

Situated just off Millshaw which connects to the A6110 that feeds into junction 1 of the M621 to the north and junction 28 of the M62 2.5 miles south.

Cottingley train station is half a mile east of the subject property.

DESCRIPTION

Comprising a detached 2 storey modern office building with atrium, W/Cs for ground floor and first floor and disabled at ground floor.

The subject property is of brick and blockwork elevations underneath a pitched tiled roof with double glazed windows and powder coated frames. The parking is level and surfaced with other areas landscaped.

Internally the property is carpeted throughout, wet central heating system and suspended ceiling with recessed cat 2 lighting and raised access floor. Each floor has its own kitchen provision.





VAT

Prices are exclusive of VAT if chargeable.

RATEABLE VALUE

The property has been assessed to have a Rateable Value of £16,250
All interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

April 2022

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE.

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