



Bowcliffe

TO LET / FOR SALE*

High Quality Air-conditioned Offices

From 3,000 (278.71 sq m) – 6,000 (557.41 sq m)*

Part Income Producing*



Unit 4 Colton Mill Office Park
Bullerthorpe Lane
Leeds
LS15 9JN



Trinity One, Neptune Street, Leeds, LS9 8AE
Tel. +44 (0)113 2452452

Reg. No. 08336971
Regulated by RICS

LOCATION

Colton Mill Office Park is most conveniently situated adjacent to Junction 46 of the M1 motorway with frontage to the A6120 Leeds Outer Ring Road (Selby Road) at Colton. Colton Mill is immediately opposite the entrance to Thorpe Park with local amenities and facilities including Sainsbury's Supermarket, Colton Mill Retail Park, Travelodge Motel, Whitbread Brewers Fayre, McDonald's, KFC, Pizza Hut, a creche and two petrol stations all within 2 minutes' drive.

The buildings are set within extensively landscaped grounds and are accessed off Bullerthorpe Lane.

DESCRIPTION

The detached building provides high quality office accommodation over two floors. The first floor has recently been refurbished.

The office benefits from the following: -

- Predominantly open plan office accommodation with existing fit out to provide for 3 meeting rooms/private offices, board room and server room.
- Full raised access floor
- Suspended ceilings with LED lighting
- Air conditioning
- Kitchen
- Male/Female/Disabled WC's
- Electronically operated security shutters, key fob entry system and alarm
- Ample Parking offering 15 spaces with the first floor.

ACCOMMODATION

The whole building comprises of 6,000 sq ft. The first floor office provides the following:

First Floor 3,000 sq ft (278.71 sqm)

TERMS

The first floor office is available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £45,000 per annum exclusive.

*Alternatively, the whole building is available to purchase with the benefit of the income on the ground floor from ESH Construction at a rent of £39,000 per annum on a 10-year lease with tenant options to break on 31st August 2025 & 2027.

We are seeking offers in the region of £950,000 + VAT.

SERVICE CHARGE

A Service charge is in place to cover the cost of the upkeep and maintenance of any common parts of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent or sale.

BUSINESS RATES

The ingoing tenant would be responsible for the payment of the business rates. First floor – RV £41,500.

For further information please contact the Business Rates Department at Leeds City Council – 0113 376 0359.

EPC

The office has an EPC rating of C-66.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agent, Bowcliffe:

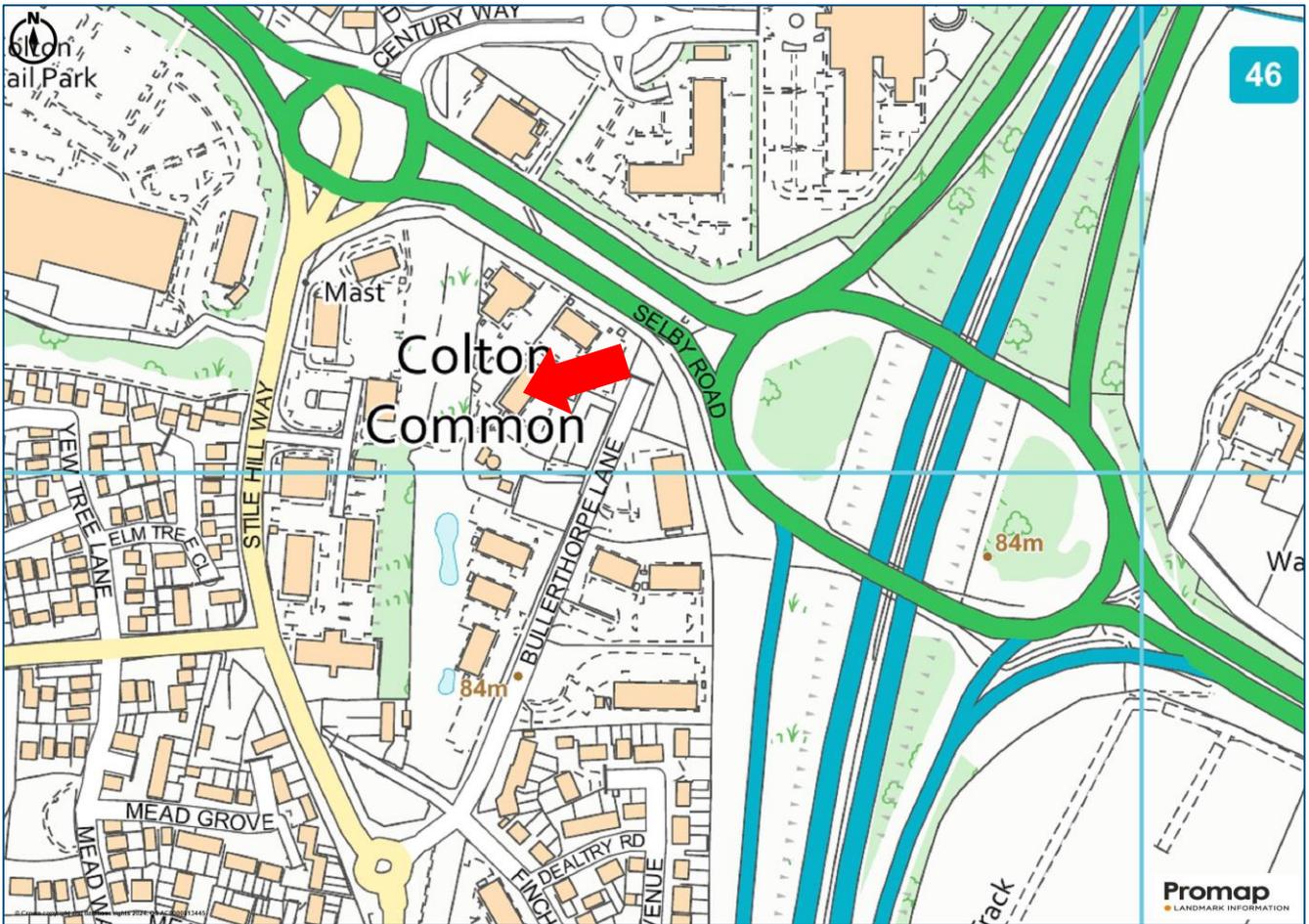
Bowcliffe: Tel: 0113 245 2452

Contact: Matthew Tootell

Email: mt@bowcliffellp.com

Subject to Contract





THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.