

GROUND FLOOR OFFICES WITH PARKING 796 SQ FT (73.969 sq m)



1A STATION COURT GUISELEY, LEEDS, LS20 8EY

www.holderandco.com

- **Approximately 796 sq ft Ground Floor offices**
- **Semi-Detached premises**
- **On-site parking**
- **1 minute walk from Guiseley Train Station**



LOCATION

The property is situated on Station Road directly opposite Guiseley Railway Station just off the main A65 Otley Road. The area benefits from excellent local amenities and has become particularly popular with commercial occupiers being well located for Leeds city centre with established bus, rail and road links.

DESCRIPTION

Unit 1A, Station Court comprises a semi-detached, self-contained office building, providing well appointed open plan space with kitchenette facilities.

ACCOMMODATION

Description	Sq ft	Sq m
Offices & Kitchenette	796	73.969
TOTAL	796	73.969

SPECIFICATION

The premises offer recessed Cat II lighting, gas fired central heating, perimeter trunking, intercom door access, on-site parking, kitchenette facilities, outdoor break out/garden area.

TERMS

Available upon a new three year lease at a rental of £11,000 per annum exclusive of VAT, utilities, buildings insurance and business rates.

BUSINESS RATES

Business rates will be payable, further information available upon request.

LEGAL COSTS

Each party to bear their own legal costs in the transaction

CONTACT

Holder & Co. on 0113 3234504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com

Subject to Contract