



TO LET

MODERN GF OFFICE SUITE

UNIT 4
FUSION COURT,
ABERFORD ROAD,
GARFORTH, LS25 2GH

- High Spec, Modern Offices
- Approx 1 mile from Junction 47 M1
- 5 Dedicated Parking Spaces
- Close Proximity To Train Station
- 126.14 SQ.M / 1,358 SQ.FT

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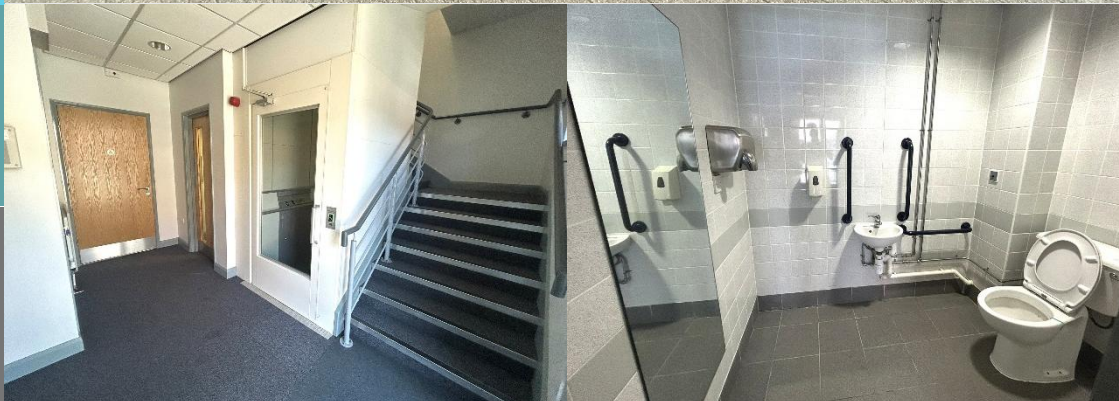
Modern ground floor office suite good levels of dedicated parking.....

Ground floor office suite available – estate service charge and insurance applicable. The unit is located on Fusion Court office park within central Garforth, West Yorkshire.

The unit benefits from;

- GF open plan office accommodation
- 5 dedicated parking spaces
- Central Heating
- Intruder Alarm
- Fire Alarm
- Carpet tile flooring
- Ground floor door / window security shutters
- DDA compliant passenger lift
- DDA compliant ground floor WC's

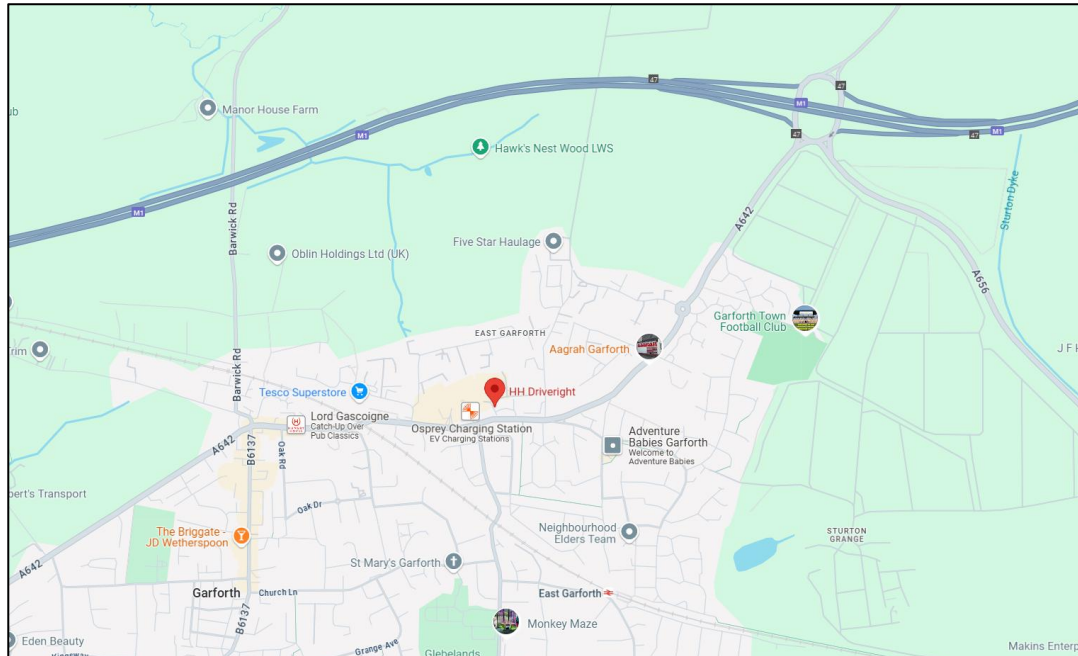
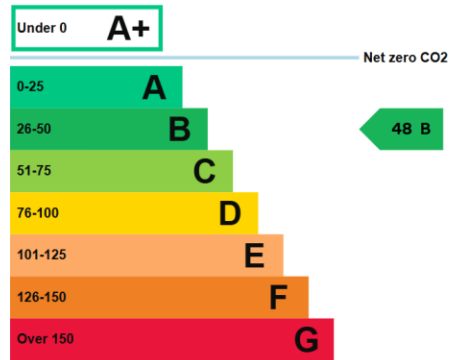
The offices are situated on Fusion Court in Garforth approximately 1 mile from Junction 47 M1 carriageway, walking distance from the train station and local amenities within the town.



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Energy rating and score

This property's energy rating is B.



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared February 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

PLANNING

We recommend interested parties make their own enquiries with the local authority – 0113 222 444 / planning@leeds.gov.uk

BUSINESS RATES - 2023 LIST

Awaiting assessment.

EPC

Unit 4 – EPC Rating B48

TERMS

The remaining suite is available on an effective FRI lease for a term of years to be negotiated at a guide rental of £20,000 per annum Exc. Estate service and insurance applicable.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
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