



**SUITE 2
THE STUDIOS
COLORADO WAY
CASTLEFORD
WF10 4TA**

TO LET

**MODERN GROUND FLOOR OFFICE SPACE
WITH PARKING**

820 SQ FT (76.2 SQ M)

LOCATION

The property is located opposite the Xscape leisure and retail development at Junction 32 of the M62, providing very easy access to the motorway network to Leeds, Hull, York, Wakefield, and Sheffield. The building is less than 200m away from the Glasshoughton railway station providing quick and easy access to Leeds city centre.

DESCRIPTION

A self-contained 2-storey modern brick-built office building set within ample grounds providing very good car parking ratio. Internally the accommodation is of a high quality with an impressive communal entrance facility and board room which can be hired by the office tenants. Access to the building is through a keypad security entry system.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate area of 820 sq ft (76.2 sq m).

TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£13,940p.a. plus VAT**. A service charge will be levied to cover electricity, water, cleaning of common parts, heating/cooling and maintenance of the building and car park. All leases will be contracted-out of the Landlord & Tenant Act 1954.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£11,750**. Interested parties are advised to direct further enquiries to the local authority.

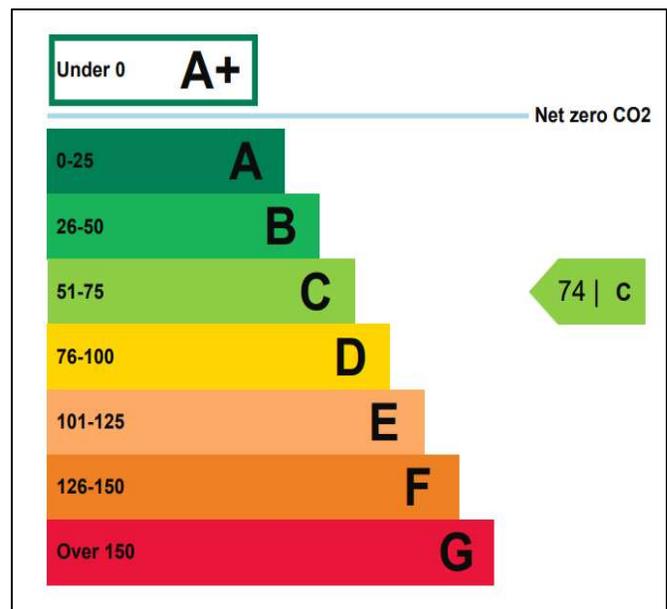
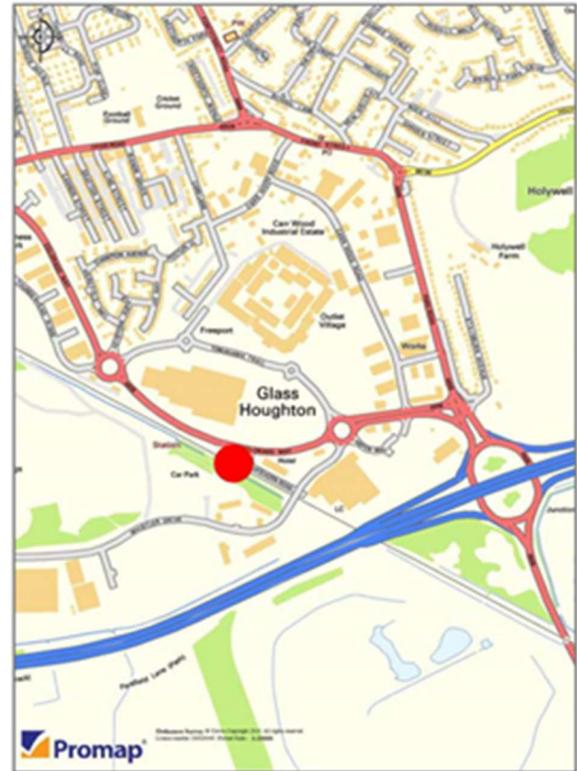
VIEWING/FURTHER INFORMATION

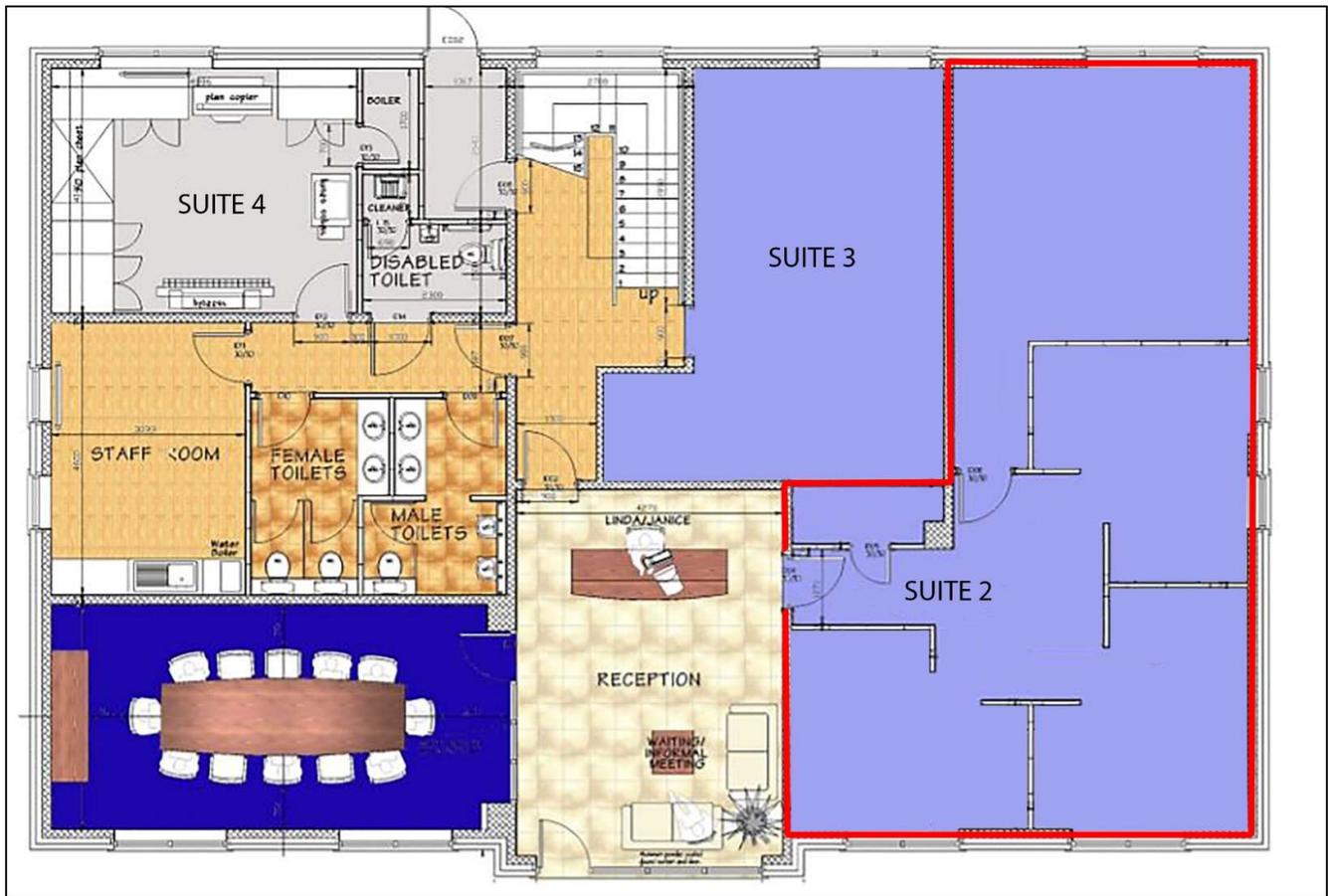
For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details amended March 2024

SPD/LPJ





MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.