



**Madison Offices
Nursery Lane
Leeds
LS17 7HW**

- Various modern office suites within a high quality refurbished building.
- Suite sizes from **5.6 sq m (60sq ft)** to **58.1 sq m (626sq ft)**.
- On site car parking.
- Rents from **£250 per calendar month (inc VAT)**.

SITUATION

The accommodation fronts onto Nursery Lane, a vehicular thoroughfare linking King Lane to Harrogate Road / Scott Hall Road (A61) with access to Leeds Outer Ring Road (A6120) in the popular residential area of Alwoodley.

DESCRIPTION

The offices are situated at 1st floor level (with double doored ground floor entrance) within this 2 storey building, adjacent to a Co-Op convenience store.

The building benefits from the following amenities: -

- Modern carpets / decorations throughout
- 24/7 access
- Central heating facilities
- Intercom system to all offices

Contact us for the latest availability and quoting rents.

OUTSIDE

The building benefits from on site car parking.

RATING

The offices currently form part of a larger assessment for Business Rates purposes and will need to be independently assessed but we would expect no Business Rates are payable as the suites should qualify for Small Business Rates Relief (subject to qualifying conditions).

RENT

Included within the rent:

- All utilities (excluding Wifi)
- Car parking
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas

LEASE

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

VAT

We are advised by the landlords that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **C** a copy of the Certificate and Report is available upon request.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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