

# QUALITY OFFICE SPACE WITH PARKING

516 SQ FT (47.9 SQ M)

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- Ground Floor Offices
- On-site car parking
- Kitchenette and WC facilities
- Meeting room facilities available.



**TO LET**

**The Studios Suites 3 and 4,  
Colorado Way,  
Castleford  
WF10 4TA**

**£8,900 + VAT  
per annum**



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0113 239 5770 (Ext 2)

## LOCATION

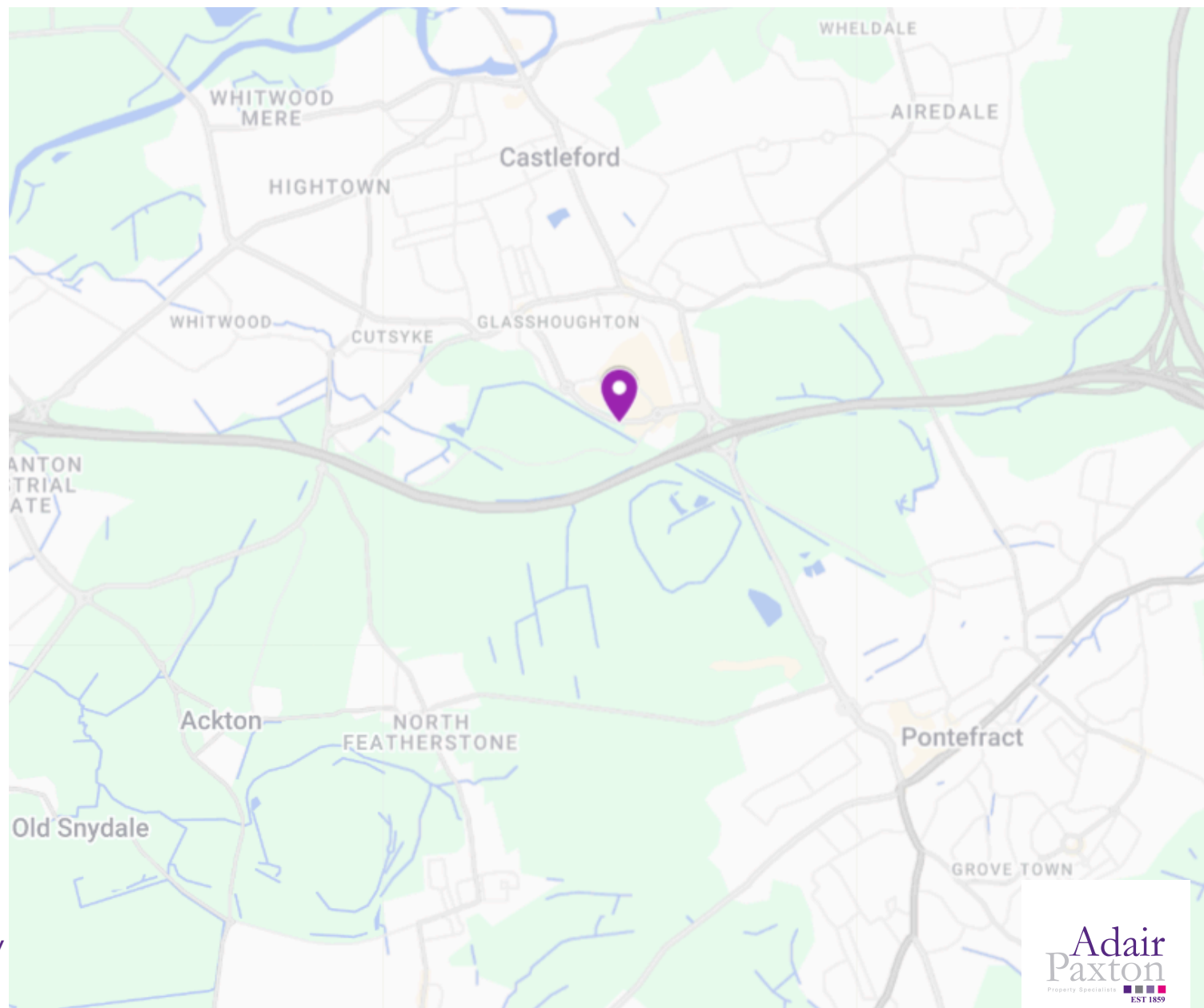
The property is located opposite the Xscape leisure and retail development at Junction 32 of the M62, providing very easy access to the motorway network to Leeds, Hull, York, Wakefield, and Sheffield.

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.

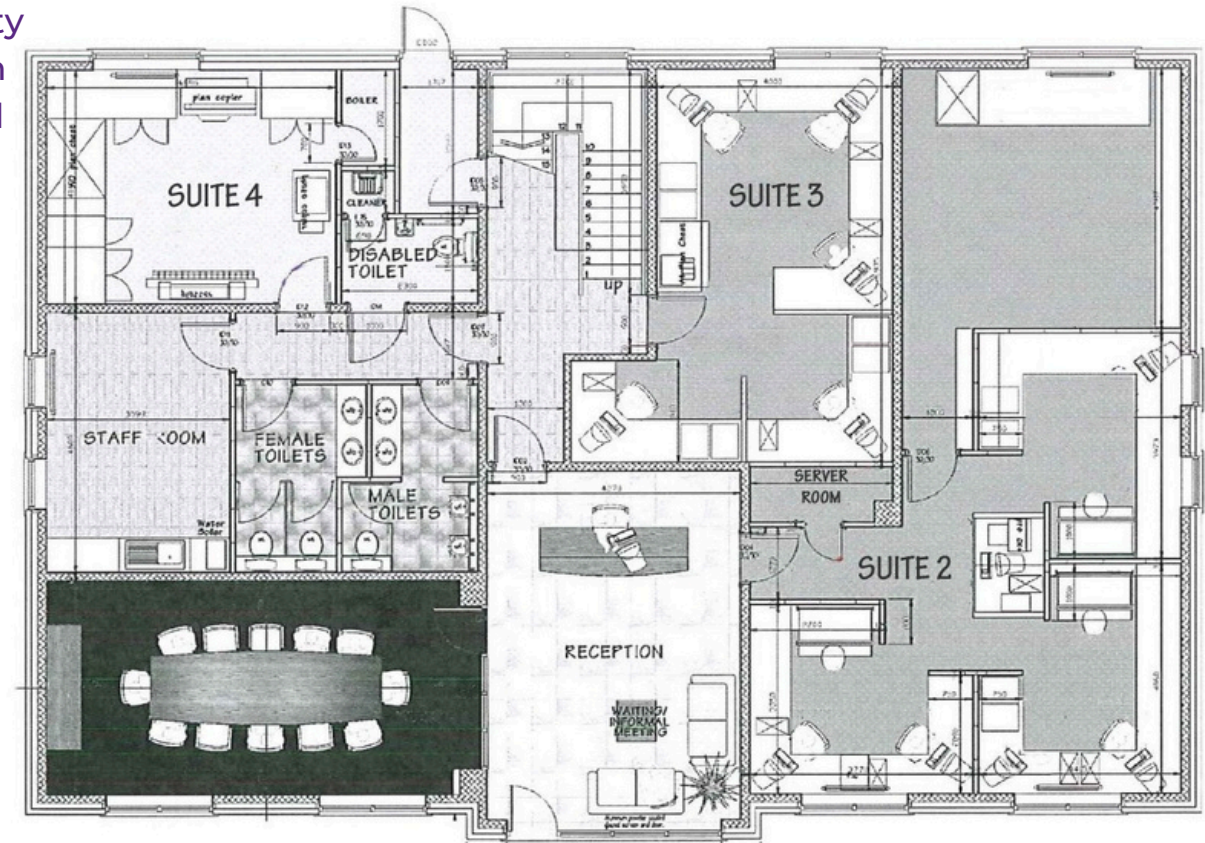




# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015 both office suites consist of an approximate net internal area:

	Sq Ft	Sq M
<b>Suite 3</b>	300	27.9
<b>Suite 4</b>	216	20.1
<b>Total</b>	516	47.9



**GROUND FLOOR OFFICES**



## EPC

The property currently benefits from an EPC rating of C-74

## VAT

VAT is applicable at the property.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## TERMS

The suite is available by way of a lease on effective full repairing and insuring terms. The quoting rent is £8,900 p.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.

## RATEABLE VALUE

The current rateable value for the property is £7,600

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# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■