



7 Madison Court, George Mann Road, Leeds LS10 1DX

**FOR SALE** Let Office Investment

1,544 Sq Ft  
(143 Sq M)

## DESCRIPTION

The subject property comprises a two storey purpose-built terraced office building constructed in facing brickwork beneath a single pitched steel clad roof. Within the communal car parking area, which serves the Madison Court development, the subject property has the provision of six car parking spaces.

- ✓ Gas fired central heating
- ✓ Cat II lighting
- ✓ Six car parking spaces (1:257 sq ft)
- ✓ Currently producing £14,980 pa
- ✓ Let to March 2028

## LOCATION

The property is situated on Madison Court, which forms part of the established Quayside Business Park development, accessed via the A639 Thwaite Gate, and which in turn connects to Junction 7 of the M621 (circa ½ mile away from the property) providing access to the surrounding motorway network and to Leeds city centre which is 3 miles to the north of the business.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	790	73
First Floor	754	70
<b>Total</b>	<b>1,544</b>	<b>143</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

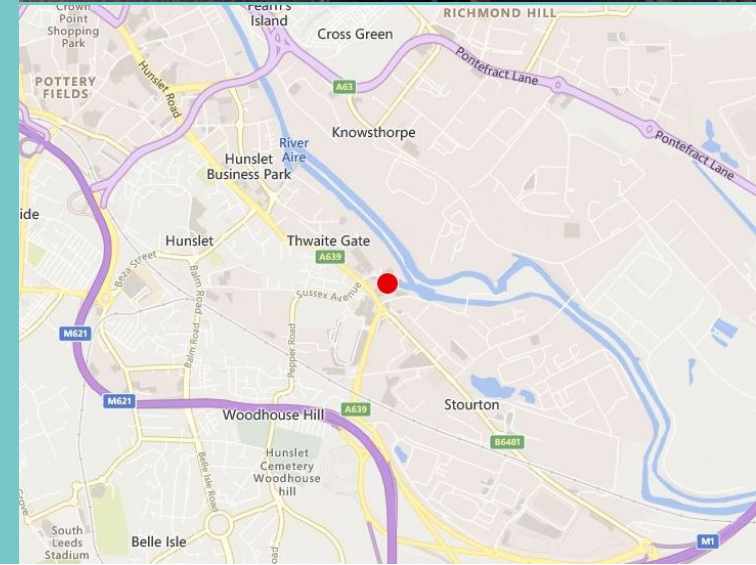
## BUSINESS RATES

The current rateable value for the property is £13,724

## TERMS

The long leasehold interest, subject to existing tenancy, is available at a guide price of £195,000, equating to an net initial yield of 6.59% after purchaser's costs and a reversionary yield

**EPC** The premises are assessed for Energy Performance purposes as having a rating of D-85.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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