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1 Sterling Court, Capitol Park, Topcliffe Lane, LEEDS, LS27 OTS

TO LET

3,230 – 9,700 ft² (300 - 900 m²)

High Quality Comfort Cooled Office Building

- 3 storey self contained building
- Comfort cooling
- Raised access floors
- Double glazed window units
- Suspended ceilings with LED lighting
- 8 person passenger lift
- Kitchen facilities
- Male/female and disabled toilet facilities

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Location

1 Sterling Court is located on Capitol Park East adjacent to junction 28 of the M62. The Business Park is strategically located providing unrivalled access to the main motorway network (M62/M1) and less than 4 miles south of Leeds city centre. Capitol Park is well established with neighbouring office occupiers including NHS, Ideal Heating, Henderson Insurance, De Puy (Johnson and Johnson), Hermes and Available Now.

A Village Hotel is located at the entrance of Capitol Park West. This high-quality amenity provides conferencing, leisure, gym, Starbucks and restaurant facilities.

Description

The building is to be fully refurbished, providing high quality comfort cooled office accommodation. Further details are available upon request.

Accommodation:

The property has been measured to hav ethe following net internal floor areas:-

Description	Sq ft	Sq m
Ground Floor	2,906	270
First Floor	3,234	300.4
Second Floor	3,234	300.4
Total	9,702	901.2

Car Parking

48 car parking spaces are provided with the property. This equates to an allocation of 1 space:200 ft^2.

Rates

All interested parties are advised to make their own enquiries with the Rating Department of Leeds City Council.

Terms

The building is available to let as a whole .

Legal Costs

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VAT

VAT will be charged where applicable. All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Viewing

Viewing is strictly by appointment with the retained agents.

Richard Thornton - JLL
Tel: +44(0)113 2355 269

Elizabeth Ridler - Knight Frank
Tel: +44(0)113 834 9865

Richard Fraser - Carter Towler
Tel: +44(0)113 245 1447

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