

**FOR SALE/
TO LET**

M MADISON
C COURT

**LAST UNIT
REMAINING**

SUPERB
SELF-CONTAINED
OFFICE BUILDING
WITH PARKING

2,175 sq ft

RECENT LETTINGS: UNIT 3 - LET TO PRIME STAFF RECRUITMENT
UNIT 6 - LET TO SMART SOLUTIONS RECRUITMENT

QUAYSIDE BUSINESS PARK • GEORGE MANN ROAD • LEEDS • LS10 1DX



LOCATION

Madison Court is well situated on the popular Quayside Business Park development just off Hunslet Road/Thwaite Gate (A61).

Accessed off George Mann Road, Madison Court is less than quarter of a mile from Junction 7 of the M621 motorway and only 1 mile from Junction 45 of the M1/A1 motorway.

Many local amenities are only a short distance from Madison Court including Hunslet District Shopping Centre where Morrisons supermarket and many retail and banking facilities are located.



DESCRIPTION

Madison Court is an attractive, modern office development comprising two terraces of self-contained office buildings set within a secure, landscaped courtyard environment.

Each building is constructed in attractive facing brickwork under a single pitched roof with modern double-glazed, sealed-unit windows.

SPECIFICATION

Each building benefits from the following specification features:-

- **Electrically-operated internal security shutters on all ground floor doors and windows**
- **Modern suspended ceiling**
- **Gas fired central heating**
- **Fully carpeted and decorated**
- **Perimeter trunking**
- **Kitchen**
- **Sealed-unit double glazed windows**
- **Disabled access and facilities**

TERMS

Unit 8, Madison Court is available on either a leasehold or virtual freehold basis. Full details of the quoting price and rent is available on application.

EPC RATING

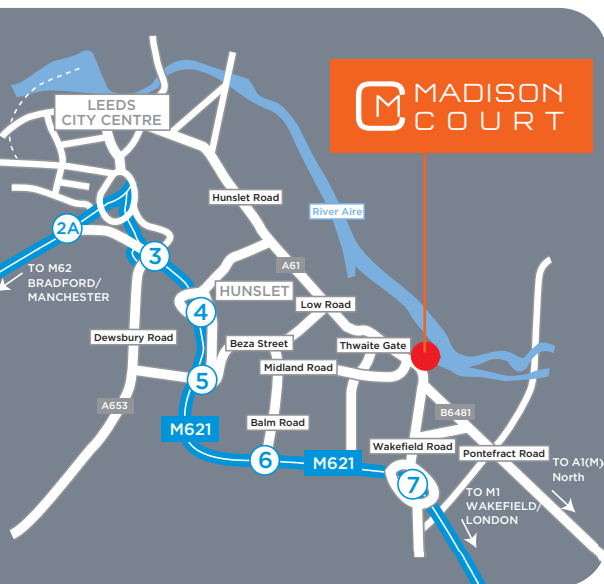
The property has the following EPC rating:-
Unit 8 B (33)

RATES

Unit 8 currently has a Rateable Value (2017 valuation list) of £19,750.

VIEWING AND FURTHER INFORMATION

For further information and details of the quoting rents/prices please contact either of the joint sole agents.



ACCOMMODATION

Unit 8 | 2,175 sq ft | (9 car spaces)

SITE PLAN

0113 241 0940

Eddisons
eddisons.com/property

Steven Jones
steven.jones@eddisons.com

www.cartertowler.co.uk

CARTER TOWLER
CHARTERED SURVEYORS

0113 245 1447

Richard Fraser
richardfraser@cartertowler.co.uk
Philip Shopland Reed
philipsreed@cartertowler.co.uk