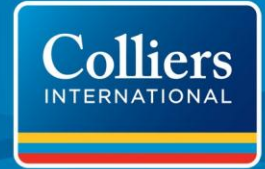


TO LET

Quality Offices with Cooling



1 Landmark Court, Elland Road, LEEDS, LS11 8JT

- Comfort Cooling
- Double-glazing
- Suspended ceilings with recessed CAT 2 lighting
- Passenger lift
- 40 car parking spaces

2,831 - 8,667 Sq Ft (263 - 805 Sq M)

**Rent passing - £115,000 per annum /
£13.27 per sq ft plus VAT, if applicable**

**SUBSTANTIAL INCENTIVES/REDUCED
RENT AVAILABLE**

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Jonathan McGrael
Offices
+44 113 200 1863
Jonathan.McGrael@colliers.com

Roddy Morrison
Offices
+44 113 200 1810
Roddy.Morrison@colliers.com

Property Ref: 19255

Colliers International
1 Broad Gate
The Headrow
Leeds LS1 8EQ
+44 113 200 1800

www.colliers.com/uk/offices

1 Landmark Court, LEEDS, LS11 8JT



LOCATION

The property is situated on Landmark Court on Elland Road south of Leeds City Centre.

The development lies adjacent to Leeds United Football Club at Junction 2 of the M621 motorway. Transport links by road to both Leeds and the wider motorway network are excellent and the location similarly benefits from good public transport links to the City Centre.

DESCRIPTION

The property provides high quality office accommodation within this purpose built 3-storey building. The property benefits from raised access floors, suspended ceilings and CAT 2 lighting.

FLOOR AREAS

The Property has the following approximate net internal floor areas (as measured in accordance with RICS Code of Measuring Practice 6th Edition).

Ground Floor	2,957 Sq Ft	/	275 Sq M
First Floor	2,831 Sq Ft	/	263 Sq M
Second Floor	2,878 Sq Ft	/	267 Sq M
Totals	8,666 Sq Ft	/	805 Sq M

EPC

The property has an EPC rating of D(83).

CAR PARKING

The property includes 40 designated car parking spaces adjacent to the property.

TENURE

The premises are available by way of an assignment of the existing lease.

RENT

£115,000 per annum / £13.27 per sq ft.

BUSINESS RATES

The accommodation is entered into the 2010 List with a rateable value of £112,000. Potential occupiers should contact the Business Rates Department of Leeds City Council on 0113 247 6983 for confirmation.

LEGAL COSTS

Each party is liable for their own costs in this transaction.

VIEWING

By prior arrangement through the sole letting agents.

SUBJECT TO CONTRACT

JULY 2010

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

08/07/2010

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