

# Tower Court

Prestigious Offices



To Let  
Last 2 Suites Available

Suite 1 (Ground floor) 1,996 sqft

Suite 3 (First floor) 2,270 sqft

10 car parking spaces available with each suite

Armley Road, Leeds LS12 2LY



# Tower Court

An impressive character building, comprehensively redeveloped to provide modern office accommodation

Set within gated landscaped grounds, Tower Court affords 10 designated, on-site car parking spaces for each available suite.



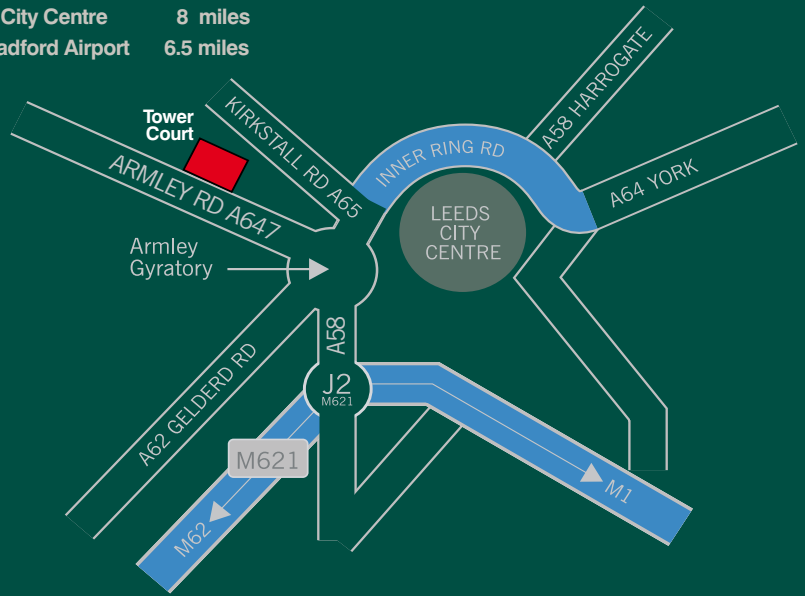
Suite 3



## Location

Prominently located fronting Armley Road (A647), Tower Court enjoys excellent accessibility for Leeds City Centre, as well as the motorway network and is within walking distance of the extensive amenities of Armley Town Street.

Leeds City Centre	1.5 miles
Armley gyratory	0.75 miles
Junction 2, M621	1.26 miles
Armley town centre	0.25 miles
Bradford City Centre	8 miles
Leeds Bradford Airport	6.5 miles

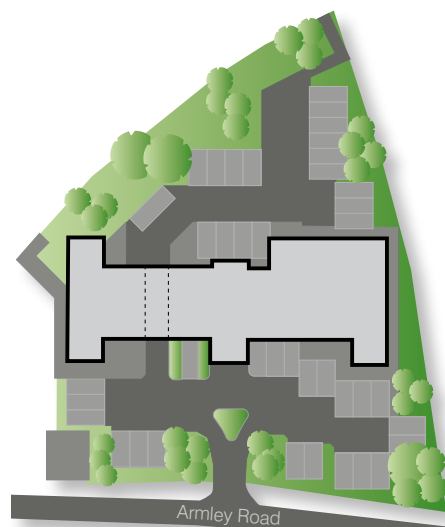


## Accommodation

<b>Ground Floor</b>		
Suite 1	1,996 sq ft	185 sq m
Suite 2	<b>Let</b>	
<b>First Floor</b>		
Suite 3	2,270 sq ft	211 sq m
Suite 4	<b>Let</b>	
<b>Total</b>	<b>4,266 sq ft</b>	<b>396 sq m</b>

### Parking

10 spaces available per suite



## Specification

Striking entrance reception  
Gas fired central heating  
Carpeted throughout  
Suspended ceilings incorporating recessed lighting  
Excellent natural light  
Perimeter trunking  
Central core with toilet facilities

## Terms

The suites are available to let on flexible terms.

Suite 1 £23,850 per annum exclusive.

Suite 3 £23,850 per annum exclusive.

## Rateable Value

The 2005 Rateable Values are:

Suite 1 £24 000

Suite 3 £21 750

\* These are not the amounts payable and subject to Uniform Business Rate which in 2008/9 is 0.462

## Viewing & further information



### MISREPRESENTATION ACT

All premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of the vendor, CB Richard Ellis, Carter & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither CB Richard Ellis, Carter & Co nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise.

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