

First Floor  
5 Victoria Court  
Morley, Leeds  
LS27

To Let  
£11,000+VAT per annum  
First Floor Office Space  
839 sq ft (78 sq m)

- Kitchen facilities
- Intercom System
- LED lighting
- Meeting rooms
- Recently refurbished
- Allocated Parking
- Secure Gated Car Park





## Location

The property is located within close proximity of Morley Town Centre just off the A643. The property is situated within 5 miles of Leeds City Centre and is situated conveniently close to Morley Train Station.

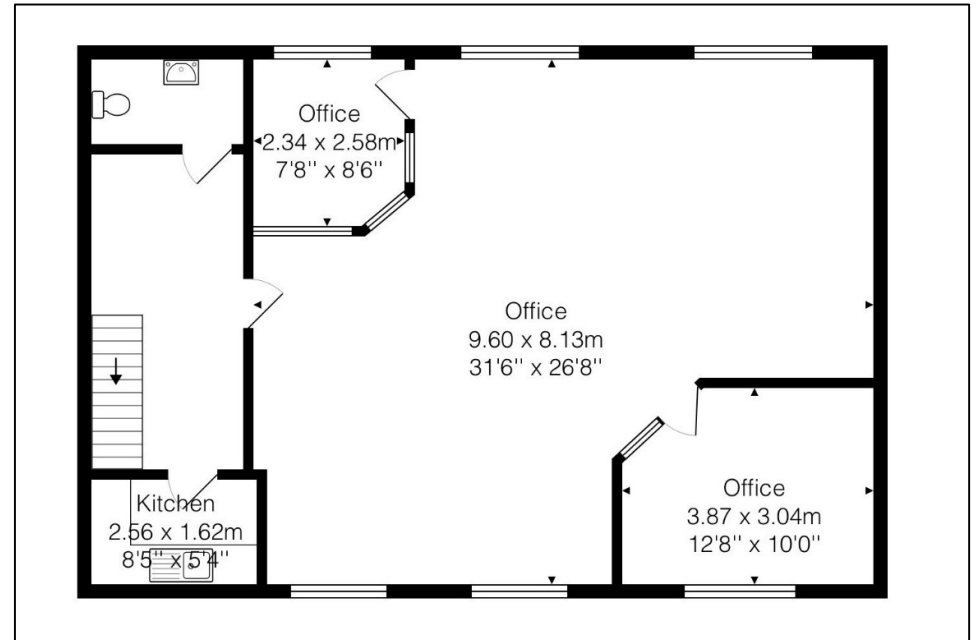
## Description

The property comprises a two storey, stone built double property within which the first floor office space is available. Internally, upon entry are common parts and a staircase that leads to the first floor. At first floor level, there are modern WC and kitchen facilities and a recently refurbished, open plan office space which benefits from 2 meeting rooms as well as LED lighting, an intercom system and externally, allocated parking.



## Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2018, the unit provides an approximate net internal area of 839 sq ft (78 sq m).



## Terms

The property is available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of £11,000+VAT per annum.

## Business Rates

According to the Valuation Office Agency website, the premises has a current 2023 rateable value of £7,700. Interested parties are advised to direct further enquiries to the local authority.

## EPC

The property has a current Energy Performance Certificate of C – 66.

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These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Details Prepared June 2024**

**For more information, please contact:**

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## All Enquiries:

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