Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE

4 CARLTON COURT, OFF GELDERD ROAD, LEEDS, LS12 6LT

119m^2 (1,284 sq ft)



- Conveniently situated for Junctions 1 & 2 of M621 just off main A62 Gelderd Road
- On-site dedicated car parking (4 spaces)
- Refurbished predominantly open plan accommodation

Michael Steel & Co, 4 Carlton Court, Brown Lane West Leeds, LS12 6LT E: info@ michaelsteel.co.uk W: www.michaelsteel.co.uk

For Enquiries call
0113 234 8999

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Location

Carlton Court is located on the junction of Brown Lane West with the Main A62 Gelderd Road approximately one mile south of Leeds city centre and within close proximity of Junctions 1 & 2 of the M621 motorway and Leeds ring road (A6110).



Description

Carlton Court comprises five purpose-built pavilion style B1 office buildings.

The subject building is two storey with brick walls and tiled roof having anodised framed double glazed windows.

The ground floor is mainly open plan but has private offices and a meeting room. Vertical window blinds and security bars have been fitted.

The property benefits from a modern suspended ceiling incorporating LED lighting, gas fired central heating, perimeter trunking and toilets. A kitchenette is installed in the rear. The ground floor space is DDA compliant. There is an entry phone and intruder alarm system.

Accommodation

Ground Floor	119.3 m^2 (1,284 sq ft)

4 onsite dedicated brick paviour car spaces are provided.

Rating

We are advised through enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises	RV £14,250

Prospective tenants should satisfy themselves with regards to all rating and planning matters direct with the Local Authority Leeds City Council, Tel: 0113 3760359.

Energy Performance Certificate (EPC)

The building has an EPC rating of C (54).

Lease Terms

The ground floor is offered by way of a new full repairing and insuring lease for a period of years to be agreed, outside the security of tenure of the Landlord & Tenant Act 1954.

Service Charge

The tenant is to be responsible for a service charge to cover the cost of the utilities, heating, maintenance and upkeep of common parts and exterior.

Rent

The commencing rental is £16,700 per annum.

VAT

VAT is applicable.

Legal Costs

The ingoing tenant is responsible for landlords' reasonable legal costs incurred in completing the lease.

Estate Agents Act Notification – Please note the partners of Michael Steel & Co have an interest in 4 Carlton Court and occupy the first floor.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co **Tel: 0113 234 8999**
Andrew Steel andrew@michaelsteel.co.uk
Richard Barker richard@michaelsteel.co.uk

Our Ref: 3756/A/S
January 2026 **Subject to Contract**

Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.