

2 STERLING COURT, CAPITOL PARK, EAST

To Let

589.55 sq m (6,346 sq ft)

- ◆ High profile, strategically located Business Park at J28 of the M62
- ◆ High spec comfort cooled self contained office accommodation
- ◆ Excellent surrounding amenities
- ◆ Modern business environment with dedicated parking



2 STERLING COURT, CAPITOL PARK, EAST

Location

2 Sterling Court is located on Capitol Park East, next to J28 of the M62. The Business Park is strategically located providing unrivalled access to the main motorway network (M62, M1) and less than 4 miles south of Leeds city centre. Capitol Park is now well established with office occupiers including NHS, Real Radio, Merlin Claims, Henderson Insurance, DePuy (Johnson & Johnson), Hermes and Carcraft.

A Village Inn hotel (De Vere Group) has recently opened at the entrance of Capitol Park West. This high quality amenity provides conferencing, leisure, café and restaurant facilities and further enhances the profile and popularity of Capitol Park.

Description

The property is a modern, self contained two storey building of brick construction with a pitched roof. The unit benefits from double glazing throughout with feature floor to ceiling height windows at first floor level.

Internally the office provides an open plan office layout accessed from the central core. The office space has the following specification:

- Full access raised floors
- Air conditioning
- LG3 lighting
- Male and female and disabled toilet (GF level)
- 8 Passenger lift
- Gas central heating

Externally the property benefits from a dedicated car park, providing circa 35 spaces.

Accommodation

The building has been measured on a Net Internal basis and provides the following accommodation.

	Sq M	Sq ft
Ground Floor	298.81	3216
First Floor	290.74	3130
TOTAL	589.55	6,346

Terms

The property is available on a new full repairing and insuring lease either as a whole or on a floor by floor basis.

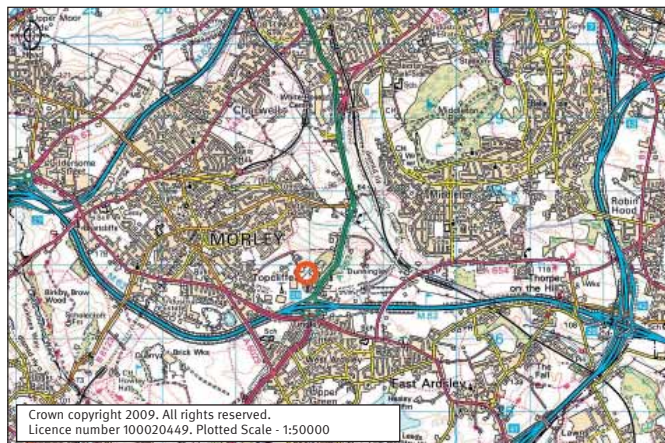
Rent available on application.

Business Rates

The premises may require re-assessment for rating purposes and all interested parties are advised to make their own enquiries with the local Valuation Office on 0845 602 1507 or at www.voa.gov.uk

VAT

VAT may be payable on the rent.



Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Viewing

For further information and viewing arrangements please contact the joint letting agents:

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