



# ONE CARLTON COURT

Highly prominent detached office building with parking.

**TO LET/FOR SALE**  
**650m<sup>2</sup> (7,008 sq. ft)**

Brown Lane West, off Gelderd Road,  
Leeds, West Yorkshire, LS12 6LT

 **Michael Steel & Co**  
PROPERTY CONSULTANTS

0113 234 8999

[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

1 Carlton Court is at the junction of Gelderd Road (A62) and Brown Lane West approximately 2 miles south west of Leeds city centre. Junction 1 of the M621 is approximately 1 mile to the southwest with Elland Road (home of Leeds United) just off Junction 2 (M621).

The property comprises the former HQ of Clipper Logistics (now GXO). The original three storey building was refurbished and extended to include a semi circular entrance and feature staircase.

From the reception there is an 8 person lift, lobby including toilet facilities replicated on each floor. The first floor is predominantly open plan with several glass partitioned offices.

The second floor has a fitted kitchen servicing an executive reception, 5 directors' offices and boardroom. The premises benefits from 25 designated parking spaces adjacent to the building and nearby amenities include Greggs, The Mailbox Café, The Kabin and Brown Lane Deli.



	m <sup>2</sup>	(sq. ft)
<b>Ground floor</b>	234	(2,520)
<b>First Floor</b>	208	(2,244)
<b>Second Floor</b>	208	(2,244)
<b>Net Internal Floor Area</b>	650	(7,008)



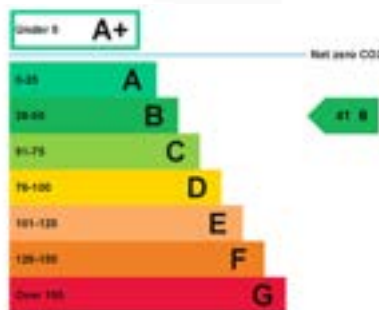
### Services

Mains electricity, gas, water and sewerage are connected to the property. In addition there is a gas fired central heating system supplemented by wall heaters and ceiling mounted air conditioning units. However no tests have been carried out on any of the aforementioned services or appliances and therefore we cannot comment on their condition or capacity.

### Rating

Offices & premises RV £59,000.  
National Uniform Business Rate for 2024/25 is 54.6p in the £.

### Energy Performance Certificate



### Tenure

Unit 1 Carlton Court is held freehold although the car park is held within a separate title providing designated spaces (subject to the site service charge for whole of Carlton Court).

### Lease terms and Price

On application (exclusive of VAT)

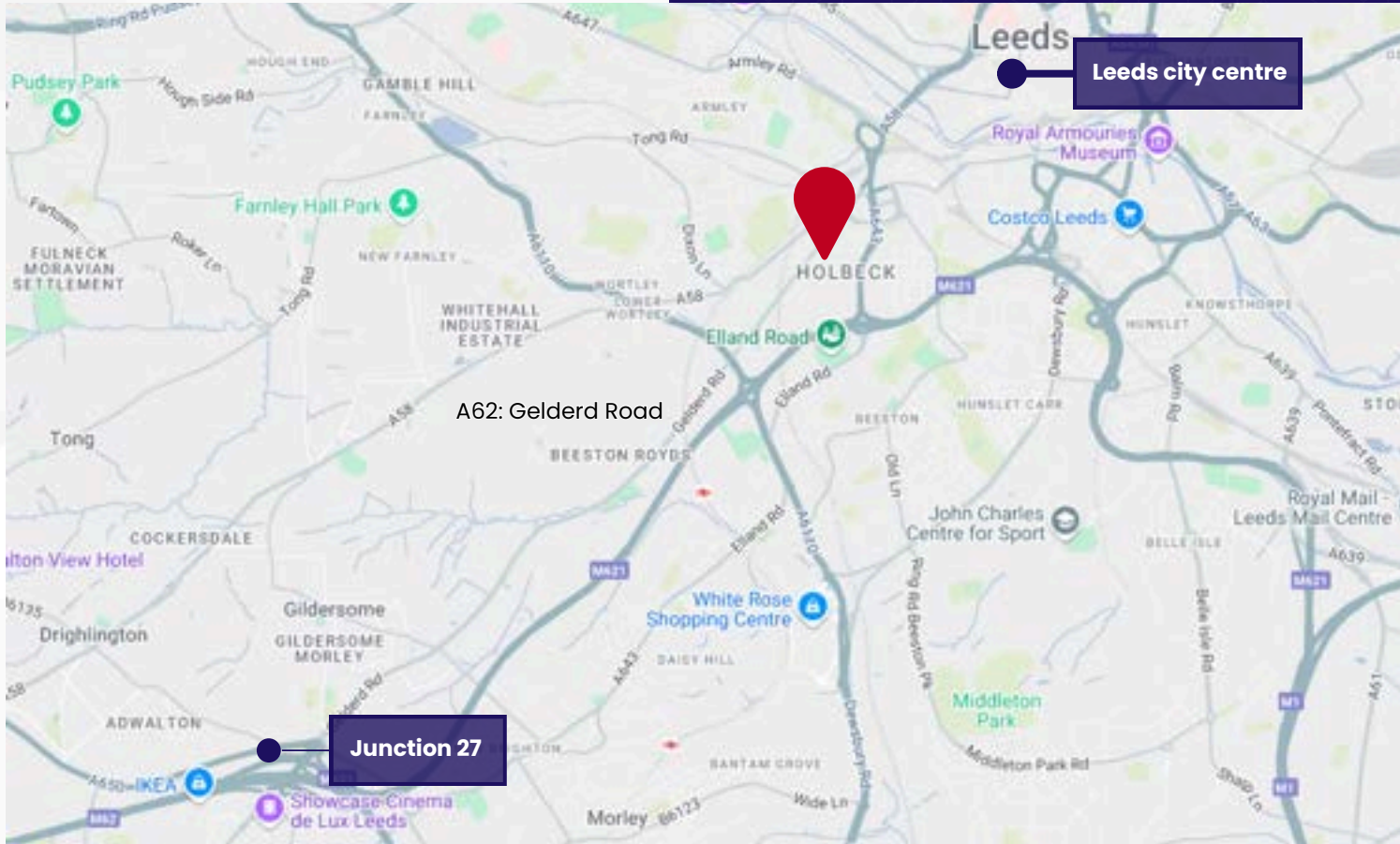
### Anti-Money Laundering Regulations

All parties submitting offers must comply with the Anti-Money Laundering Regulations providing proof of identity and source of funds.

### Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.





**City Centre**  
2 Miles North East  
13 Minute Drive



**M621**  
1 Mile South West  
3 Minute Drive



**M62**  
5 Miles South West  
7 Minute Drive



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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.

## Viewing/Enquiries

Strictly by appointment only with the sole agents

### Michael Steel & Co

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Subject to Contract & November 2024