




Brown Lane West, Leeds, LS12 6LT
£1,283

E&H Holmes
ESTATE AGENTS

****Commencing rental £12 psf.****

Ground floor offices to let – 4 Carlton Court, Brown Lane West, off Gelderd Road, Leeds, LS12 6LT – modern office suite extending to 119m² (1,284 sq ft) together with parking. The suite is below the rateable value threshold of £15,400 per annum and therefore eligible for 100% relief.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 