

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**TO LET (MAY SELL)
HIGH QUALITY MODERN OFFICE UNIT**

**UNIT 11, KILLINGBECK OFFICE PARK,
KILLINGBECK DRIVE,
YORK ROAD,
LEEDS, LS14 6UF**



2,532 SQ FT (235.3) SQ M

THE PROPERTY

One of the City's most successful Business Parks, the Acorn Business Park at Killingbeck is within easy reach of the City Centre as well as the northern suburbs of Leeds

The park is located adjacent to the A64 York Road and its strategic location allows swift access to all the arterial routes in the region including the A1, M62, M1 and M621, and suburban North Leeds. Local amenities include Asda Superstore, B & Q and McDonalds Restaurant.

DESCRIPTION

Unit 11 is a two storey brick built, self contained office unit with the benefit of 13 dedicated car parking spaces.

The unit has been fitted out by the current occupier to a high standard and provides a largely open plan office with board room and private offices at ground floor and an open plan office and partitioned offices at first floor.

Internally the property benefits from the following:-

- Gas fired central heating
- Category II lighting
- Security Alarm System
- Fully fitted kitchen
- Male & female / disabled WC facilities
- Perimeter trunking
- Carpeting throughout
- 13 Car parking spaces

ACCOMMODATION

(all areas are gross internal)

FLOOR	SQ FT	SQ M
Ground floor office	1,202	111.7
First floor office	1,330	123.6
TOTAL	2,532	235.3

RATEABLE VALUE

We understand the property has a rateable value of £18,750

PLANNING

We understand the property has planning consent for B1 use.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

TERMS

The property is available to rent at a term and rent to be agreed.

VIEWING

Strictly by appointment only by contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT

