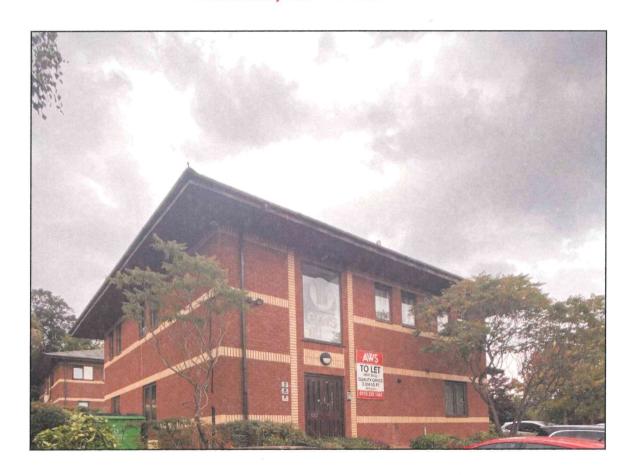


# TO LET (MAY SELL) HIGH QUALITY MODERN OFFICE UNIT

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 R1 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

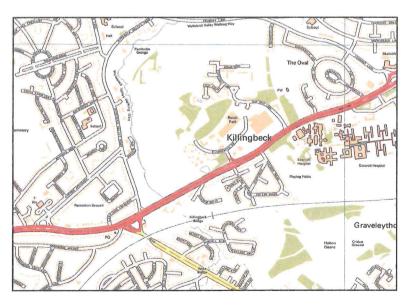
One of the City's most successful Business Parks, the Strictly by appointment only by contacting the sole Acorn Business Park at Killingbeck is within easy agents, Nick Arundel at AWS Ltd on 0113 235 1362

### **ANTI MONEY LAUNDERING**

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

SUBJECT TO CONTRACT





MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991 Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that: We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any maccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and current especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated all prices and rents are guoted exclusive of VAT.

NTI-MONEY LAUNDERING REGULATIONS in accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purcha