

**AWS**

CHARTERED SURVEYORS &  
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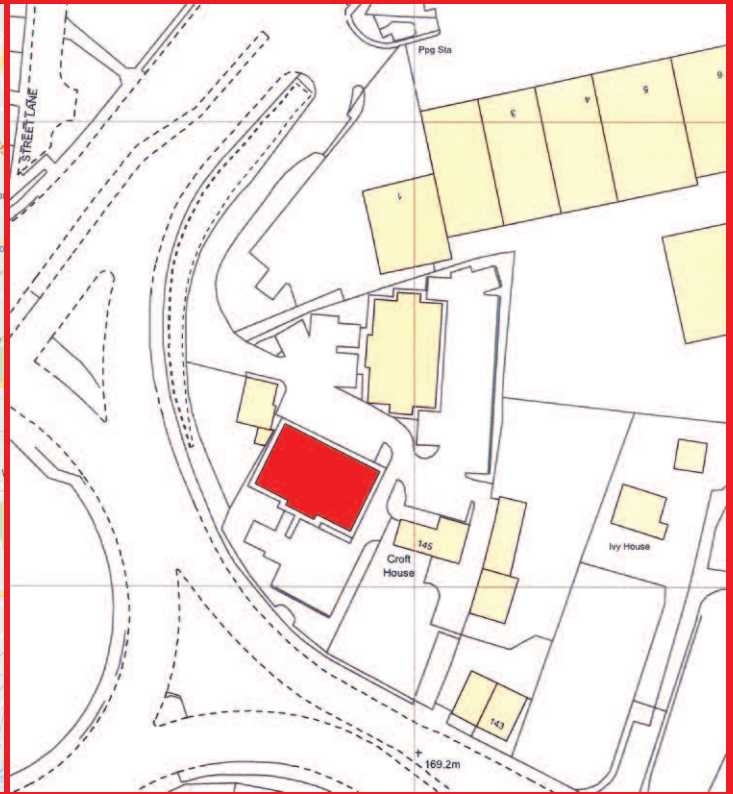
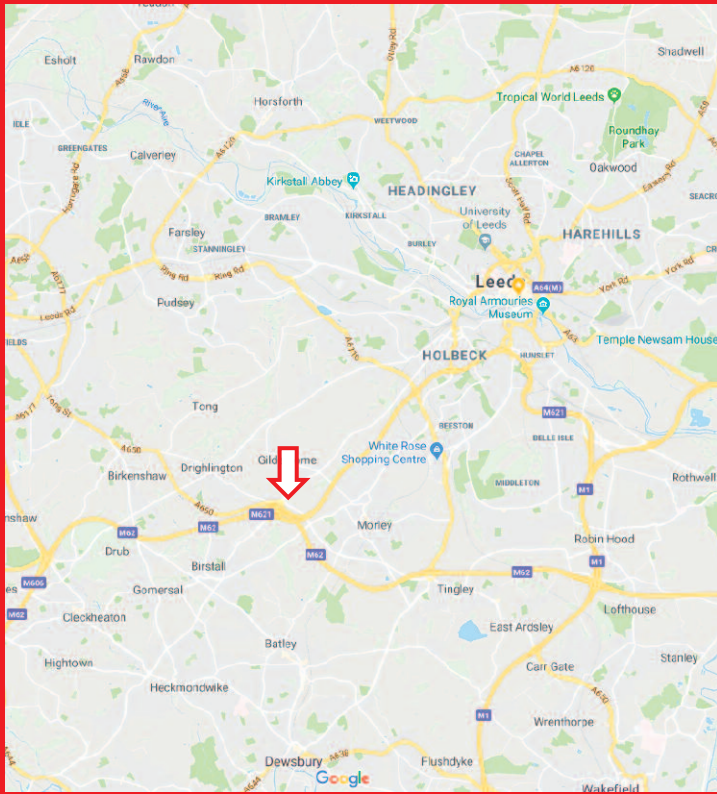
**TO LET**  
**HIGH QUALITY MODERN OFFICE UNIT**  
**UNIT B, PLAZA 27,**  
**GELDERD ROAD, LEEDS LS27 7JN**

• 6,042 SQ FT (561.4 SQ M)



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## LOCATION

Plaza 27 is a prominently located modern office unit situated at the junction of the M621 and M62, junction 27 to the south west of Leeds City Centre.

The property has excellent access to the whole of the Leeds and West Yorkshire conurbation as well as the motorway network.

There are excellent public transport links to and from the location with regular bus services along the A62 into Leeds City Centre and there are two Railway Stations (Morley & Batley) within a 3 mile radius.

The amenities of the Birstall Shopping Park are adjacent.

## DESCRIPTION

The property is a detached modern office unit of steel frame construction with brick elevations under a pitched slate roof.

Open plan offices are provided over ground and two upper floors, each arranged around a central core.

The unit has the following basic specification: -

- Raised accessed carpeted floor
- Suspended ceiling with cat II lighting
- Comfort cooling
- 22 car parking spaces (additional spaces can be provided)
- Further 18 car parking spaces can be made available by negotiation

## ACCOMMODATION

(all areas are net internal)

Ground floor office	3,021 sq ft	280.69 sq m
First floor office	3,021 sq ft	280.69 sq m
<b>TOTAL</b>	<b>6,042 SQ FT</b>	<b>561.4 SQ M</b>

## PLANNING

The property has planning consent for B1 (office) use.

## RATEABLE VALUE

We are advised the rateable value of the whole of the property is £38,400.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## TERMS

The property can be let as a whole or on a floor by floor basis for a term of years to be agreed at a rent to be negotiated.

SUBJECT TO CONTRACT

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0113 235 1362  
www.awsld.co.uk

## VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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