

AWS

**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

**HIGH QUALITY
FIRST FLOOR
OFFICE**

**UNIT 5 KILLINGBECK COURT, YORK
ROAD, LEEDS,
LS14 6UF**

**TO LET
1,450 SQ FT (134.76 SQ M)**

**GET IN TOUCH
Nick Arundel**

Tel: 0113 235 1362

E: nick@awsLtd.co.uk



LOCATION

Killingbeck Court is situated adjacent to the A64, approximately 3 miles from Leeds City Centre. The site has excellent connectivity to the City Centre, the Outer Ring Road and the main arterial routes in and around the region. There are excellent amenities adjacent to the site.

DESCRIPTION

This high quality office unit is currently split down into a range of suites and could be let as 2 individual suites.

The property benefits from excellent on site parking and internally, benefits from a high quality finish, is fully carpeted and heated, ready for immediate occupation.

TERMS

The unit can be let in two part if required. The property is available to let for a term to be agreed. Rent on application.

ACCOMMODATION

(all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Office	1,450	134.76



PLANNING

The property has planning consent for B1 use.

SERVICE CHARGE

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362

MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2024.

ANTI MONEY LAUNDERING REGULATIONS

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

SUBJECT TO CONTRACT