

ONLY ONE FLOOR  
REMAINING



# Killingbeck COURT

YORK ROAD, LEEDS 14

## For Sale / To Let

Prestigious new office building  
with car parking

1,958 sq ft



# Killingbeck COURT

## LOCATION

Killingbeck Court is located approx 3 miles north east of Leeds City Centre just off the A64 York Road and adjacent to Killingbeck Business Park.

This prestigious new development is mid way between Leeds City Centre and the popular

suburb of Crossgates and adjacent to Killingbeck Retail Park including an Asda foodstore and other retail facilities.

Access to junction 46 of the M1 is both quick and convenient within 8 minutes drive and Leeds City Centre within 10 minutes drive.

## DESCRIPTION

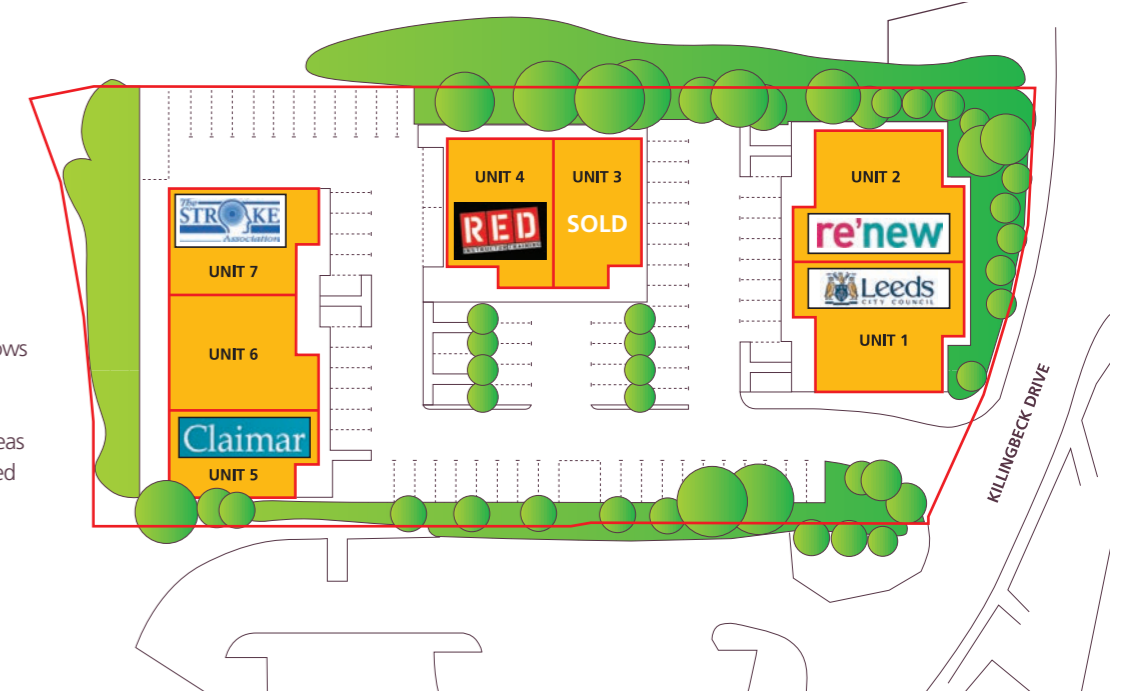
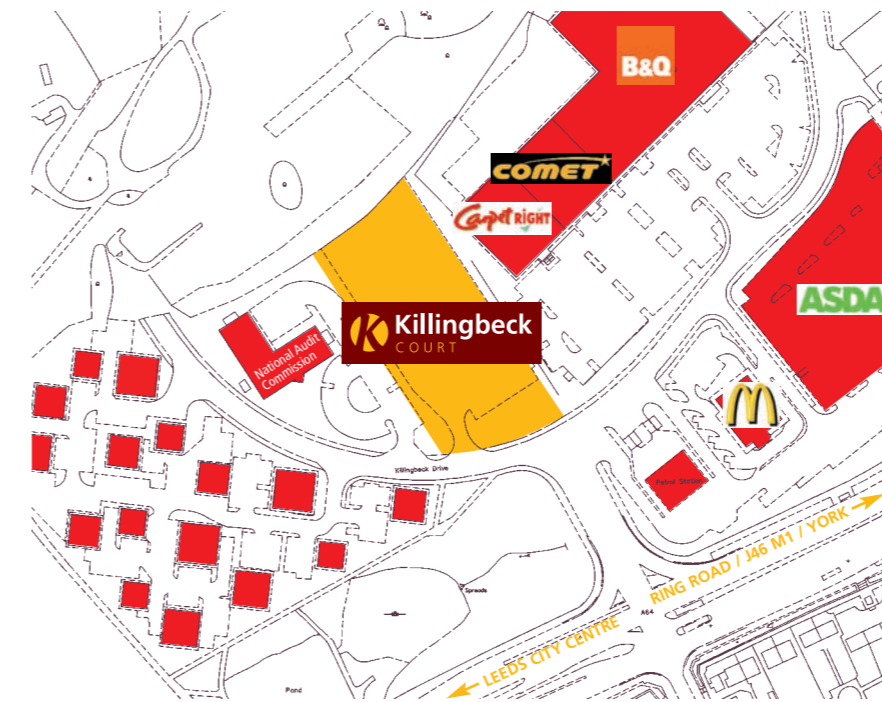
Killingbeck Court is a high quality new development of seven self-contained two storey office buildings constructed in attractive facing brickwork with extensive feature glazing to the front elevations.

Set within a heavily landscaped secure site each building benefits from specifically allocated car parking spaces.

## SPECIFICATION

Each building benefits from the following specification features:

- Full access raised floor
- Electric heating
- Quality carpeting
- Modern suspended ceiling
- LG3 fluorescent lighting
- Security shutters to all ground floor windows
- Disabled access and toilets
- Excellent natural light
- Fully-fenced with barrier to car parking areas
- Ability to retrofit comfort cooling if required



## ACCOMMODATION

Unit	Size (sq ft) (NIA)	Size (sq m) (NIA)	Car parking spaces
1	Leeds City Council	-	-
2	re'new	-	-
3	SOLD	-	-
4	RED	-	-
5	Claimar	-	-
6 Ground	Sanctuary Housing	-	-
6 First	1,958	182	5
7	STROKE Association	-	-

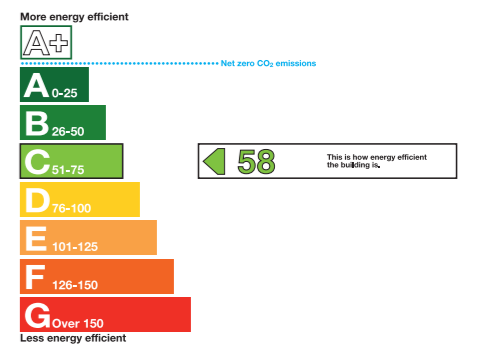
## RATES

Each building will be assessed for rating purposes on occupation.

## TERMS

Each building is available either To Let or To Purchase by way of a long leasehold interest.

## EPC





“We have had a lengthy search to find suitable new premises from which to run the new service.

Our new base at Killingbeck Court is strategically located for ease of access to all key locations within the programme, whilst the quality and flexibility of the new office environment will help us improve our offering to all groups. It also allows us the opportunity to expand our services in the future as required.”

Richard Norton **re'new**

“Killingbeck Court offers the highest quality in office design, at effective rental levels, with a high level of car parking facilities.”

Lyn Dunkley 

# Killingbeck COURT

“We are very pleased to have secured this accommodation on this site. It allows us not only to replace existing accommodation this is no longer fit for purpose, but creates the opportunity for us to employ more efficient ways of working.”



**AWS**  
 Surveyors & Property Consultants  
 0113 235 1362  
 www.awsLtd.co.uk

**VIEWING AND FURTHER INFORMATION**

Please contact the letting agents.

Gina Korszanski: gina@awsLtd.co.uk

Misrepresentation Act 1967: AWS for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither AWS nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Aug 2013

A Development By



GREGORY GROUP OF COMPANIES