

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

**FIRST FLOOR,
CONTROL HOUSE,
A1 BUSINESS PARK,
KNOTTINGLEY, WF11 0BU**

**A self contained modern office standing
within a secure compound**



1,840 SQ FT (170.94 SQ M)

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
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www.awsltd.co.uk

PROPERTY PARTICULARS

LOCATION

The A1 Business Park is situated at the junction of the M62 and A1 in a location that has excellent connectivity to the whole of the West Yorkshire and North Yorkshire conurbations.

DESCRIPTION

Control House is a self contained modern office unit standing within a secure compound that benefits from excellent parking facilities.

The first floor space, which is the area to be let, is currently split to provide, around a core area, board room, a smaller board room/meeting room and 5 good sized offices.

The area is fully heated and lit and there is perimeter trunking to facilitate data connections.

Entry is through a shared lobby area at ground floor with remote access control.

Externally, there are currently 16 parking spaces of which 8 are to be allocated to the first floor accommodation.

ACCOMMODATION

(the area is gross internal and does not allow for the creation of further amenities)

1,840 sq ft (170.94 sq m)

TERMS

The unit is available to let for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

RATEABLE VALUE

The property is rated as a whole but we envisage the first floor rateable value to be £13,675.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available upon request.

ANTI MONEY LAUNDERING

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

VIEWING

Strictly by appointment with the Sole Agent, Nick Arundel, Tel: 01132351362.

Subject to contract.

