

# AWS

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# FOR SALE

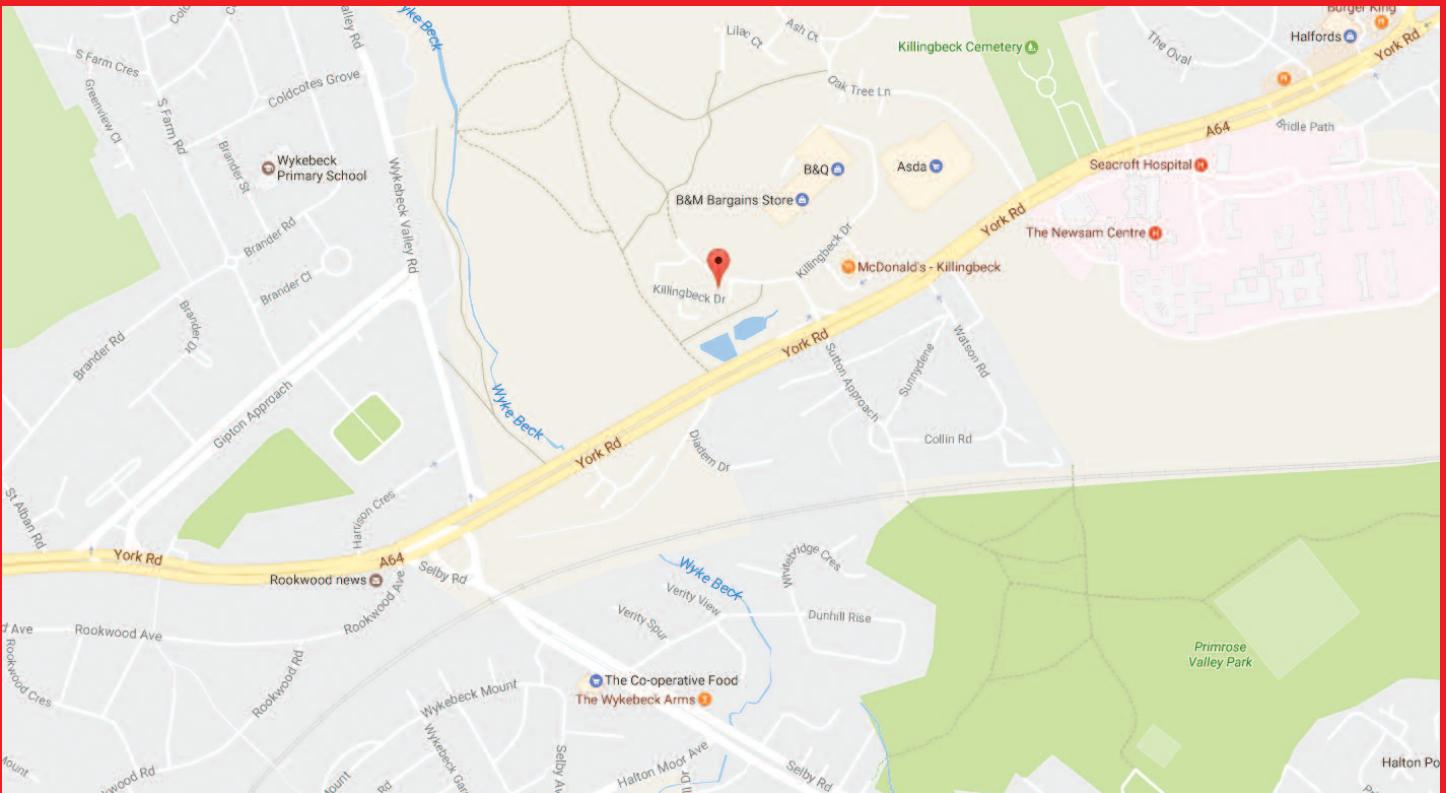
## HIGH QUALITY SELF CONTAINED OFFICE

7 KILLINGBECK COURT, LEEDS LS14 6FD

• 3,567 SQ FT (331.37 SQ M)



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## LOCATION

Killingbeck Court's prominent position situated adjacent to the A64, means it is in an excellent location for easy access to main arterial routes, the A1, M62, M1 and M621 as well as the affluent North Leeds area. It has easy access to Leeds, with the City Centre being only 10 minutes away.

The development is situated next to major retailers, Asda, B+Q and McDonalds.

## DESCRIPTION

Within the established Killingbeck Court development, Unit 7 is a self-contained two storey office building constructed in attractive facing brickwork with extensive feature glazing to the front elevation.

**The property benefits from:**

- 12 Allocated car parking spaces with barrier entry
- Electric Heating
- Category II Lighting
- Air Conditioning system- heating and cooling
- Kitchen
- Carpeting throughout
- Male & Female and Disabled WC facilities
- Disabled Access
- Excellent Natural Light

## ACCOMMODATION

(all areas are net internal)

<b>TOTAL</b>	<b>3,567 SQ FT</b>	<b>331.37 SQ M</b>
12 Car Parking Spaces		

## PLANNING

The property has planning consent for B1 use.

## RATEABLE VALUE

According to the VOA the rateable value for the property is £35,750.

## SERVICE CHARGE

A service charge is payable in connection with the building and details can be made available to interested parties.

## TERMS

This property is available for sale on a long leasehold basis.

## SUBJECT TO CONTRACT



## VIEWING

By appointment with the Sole Agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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