



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

OFFICE INVESTMENT SALE

**UNIT 16 KILLINGBECK DRIVE,
YORK ROAD, LEEDS,
LS14 6UF**

1,560 SQ FT (144.92 SQ M)

GET IN TOUCH

Nick Arundel

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LOCATION

The Killingbeck Business Park 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

The subject property is a self-contained office unit and benefits from: -

- Gas fired central heating
- Cat II lighting
- Kitchen
- Male & female WC
- Perimeter trunking
- Carpeting
- 6 car parking spaces (more may be available by negotiation)

TERMS

The property is let for a period of 10 years from September 2025 at a retail of £22,500 pa exclusive.

ACCOMMODATION (all areas are net internal)

	<u>SQ FT</u>	<u>SQ M</u>
TOTAL	1,560	144.92

TENANT

The Tenant is the Pivot Academy Leeds Ltd
Company Number 10930268.

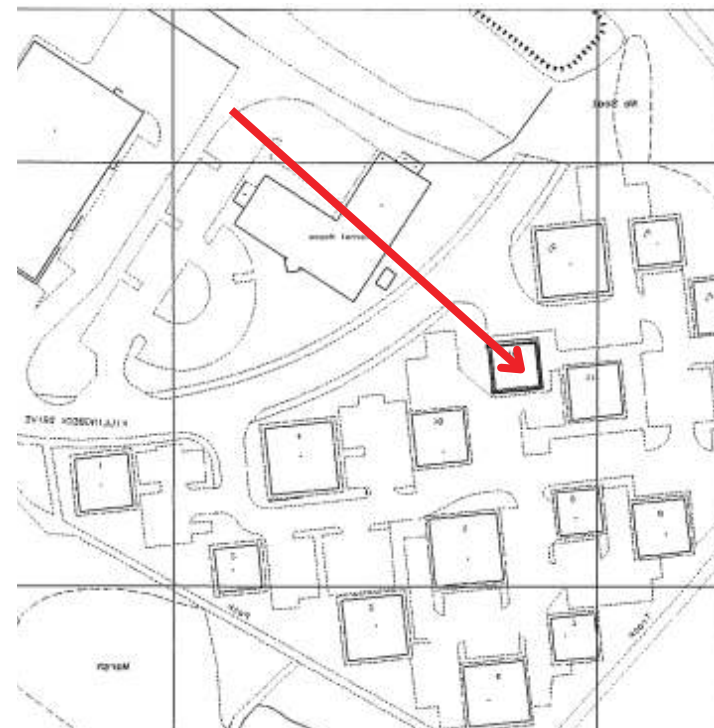
Turnover to August 2024 £3,217,735.
Pre Tax Profit £1,179,794.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

VIEWING

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



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ANTI MONEY LAUNDERING REGULATIONS

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