

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE OR TO LET

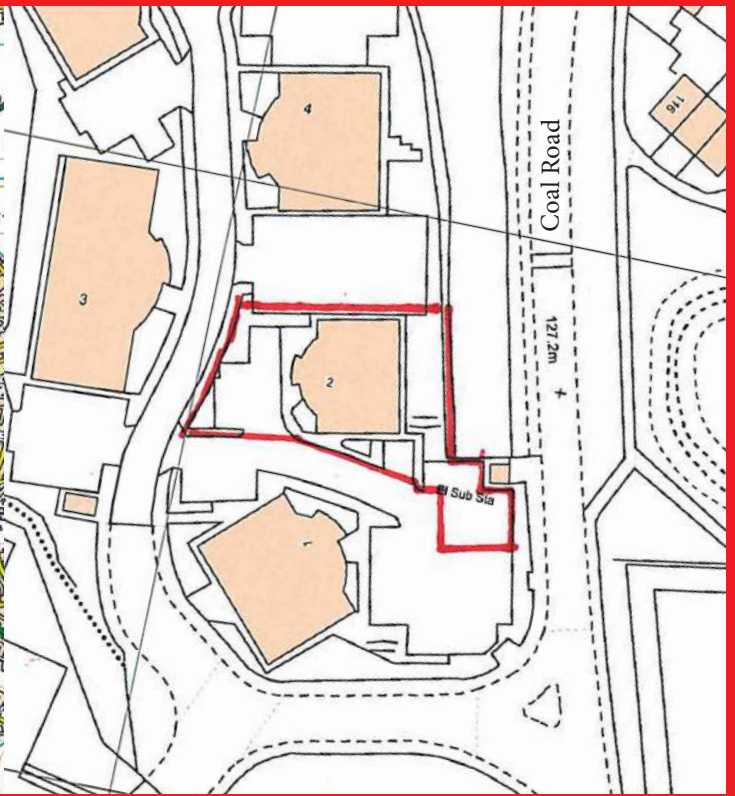
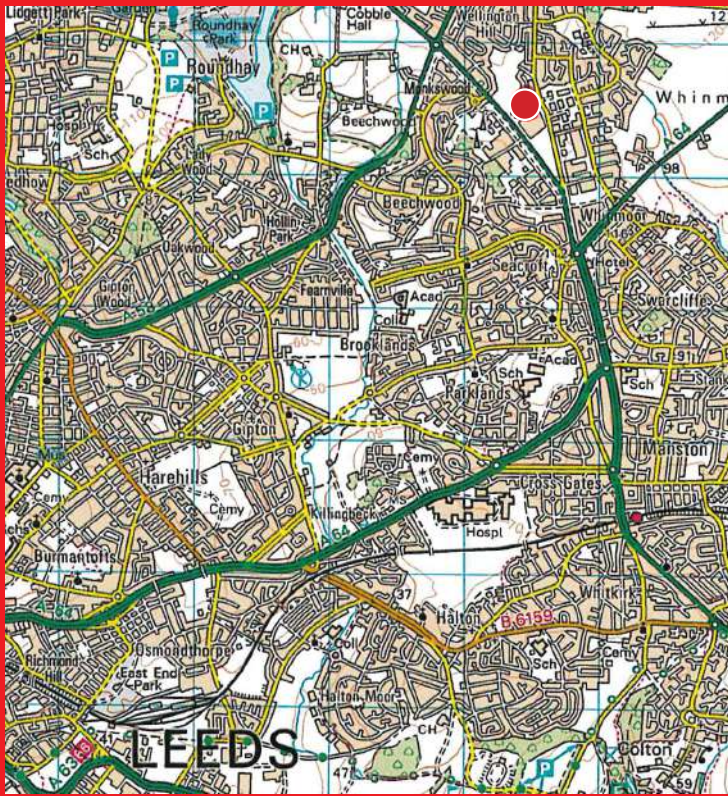
HIGH QUALITY MODERN OFFICE UNIT

Unit 2 Hawthorn Park, Coal Road,
Leeds, LS14 1PQ

• UNITS TO LET FROM 1,110 SQ FT UP TO 4,700 SQ FT



www.awsltd.co.uk



LOCATION

Situated adjacent to the Leeds Outer Ring Road, Hawthorn Park is a high quality office facility located close to local amenities as well as the main arterial routes to and from Leeds City Centre.

The City Centre is less than 10 minutes to the south west and the unit benefits from excellent access to the M1 at junctions 45 and 46.

DESCRIPTION

Unit 2 is an attractive modern office unit situated in an attractive campus setting providing quality accommodation over two floors

The property can be let on a floor by floor basis or alternatively each of the floors could be split if required. The basic specification includes:-

- Raised access flooring
- Gas central heating
- Modern Cat II lighting
- Disabled access
- Security alarm
- Kitchen areas
- 17 Car Parking Spaces

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

ACCOMMODATION

	Sq m	Sq ft
Ground floor office	228	2,450
First floor	896	83.21
TOTAL	444	4,780

RATEABLE VALUE

We understand the rateable value of the property is £40,000.

TERMS

The long leasehold interest in the whole premises (999 years from the 1st of April 2002 at an annual rent of 1 White Rose) is offered for sale.

Alternatively, we can offer the building to lease as a whole, on a floor by floor basis, or on a part floor basis, at a rental and term to be agreed.

Subject to contract.



VIEWING

By appointment with the joint agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362 or Nabarro McAllister, **Simon Nabarro** Tel: 0113 266 7666



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Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd and Nabarro McAllister for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.