



**CHARTERED SURVEYORS &
PROPERTY CONSULTANTS**

OFFICE SPACE

**UNITS 1 & 2
KILLINGBECK COURT,
YORK ROAD, LEEDS,
LS14 6FD**

**TO LET
SUITES FROM
2,500 TO 10,064 SQ FT
WITH EXCELLENT PARKING**

Nick Arundel

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LOCATION

Killingbeck Court is a high quality office campus 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. It is in excellent proximity to the public transport network.

DESCRIPTION

The property comprises two office units which are linked together but can be split and offered on a floor by floor basis as well as being offered as individual units or as a whole.

The units benefit from:

- full access raised floor
- modern lighting
- air handling
- disabled lift (unit 2 only)
- kitchen facilities
- attractive parkland setting
- each floor benefits from 8 car parking spaces situated in a secure parking area

TERMS

The property is available to let for a term to be agreed. Rent on application.

RATEABLE VALUE

Each property has a rateable value of £47,750.

PLANNING

The property has planning consent for B1 use.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate. If the units are let on a floor by floor basis then a service charge would be levied to cover the management and maintenance of the common areas in addition.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

	<u>SQ FT</u>	<u>SQ M</u>
<u>UNIT 1</u>		
Ground Floor	2,522.2	234.32
First Floor	2,509.82	233.17
TOTAL UNIT 1	5,032.13	467.49
<u>UNIT 2</u>		
Ground Floor	2,522.2	234.32
First Floor	2,509.82	233.17
TOTAL UNIT 2	5,032.13	467.49
<u>TOTAL AREA AVAILABLE</u>	<u>10,064.26</u>	<u>934.98</u>

SUBJECT TO CONTRACT



MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. JULY 2025

ANTI MONEY LAUNDERING REGULATIONS

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

VIEWING

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

