



## Glendevon House

Glendevon House, 4 Hawthorn Park, Leeds, LS14 1PQ

### **FANTASTIC QUALITY AIR- CONDITIONED OFFICES with 11 PARKING SPACES**

**1,643 to 3,356 sq ft**  
(152.64 to 311.78 sq m)

- Air Conditioning
- Full Access Raised Floors
- Suspended Ceilings with Integral Flat Panel LED lighting
- High Quality Fit Out
- Fitted Kitchen
- Fully DDA Compliant
- Sealed-Unit Double-Glazed Windowsew key point...
- Gas Fired Central Heating

# Glendevon House, 4 Hawthorn Park, Leeds, LS14 1PQ

## Summary

<b>Available Size</b>	1,643 to 3,356 sq ft
<b>Rent</b>	£15 per sq ft
<b>Rates Payable</b>	£5.11 per sq ft
<b>Rateable Value</b>	£33,500
<b>Service Charge</b>	N/A
<b>Car Parking</b>	10 car parking spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

Hawthorn Park is a successful, modern business park providing a range of attractive contemporary buildings providing modern, high quality office accommodation.

Unit 4 Hawthorn Park is a 2 storey detached office building benefitting from its own private car park and providing a mixture of meeting rooms, private offices and open-plan office areas together with a kitchen and the usual facilities.

The existing fit-out is extensive and has been carefully planned and is a valuable addition to the property and which we expect to be of substantial benefit to the next occupier.

## Location

Hawthorn Park is conveniently located on Coal Road just off the Leeds Outer Ring Road approx. 5 miles north-east of Leeds City Centre and within 4 miles of J46 of the M1 motorway.

Access to both Leeds City Centre and the national motorway network (M1 and A1(M)) is quick and easy.

Hawthorn Park is also easily accessible from North and East Leeds suburbs as well as being close to various amenities including a Tesco Superstore.

A regular bus service runs along Coal Road providing public transport access to various areas.

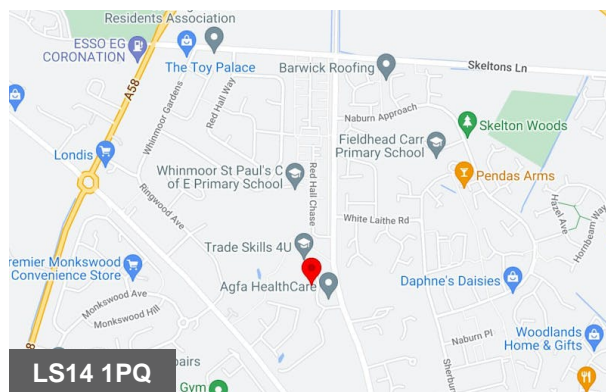
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,643	152.64	Available
Ground - RHS	1,713	159.14	Available
<b>Total</b>	<b>3,356</b>	<b>311.78</b>	

## Terms

4 Hawthorn Park is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rental is to be £15.00 per sq ft per annum.



## Viewing & Further Information



**James Jackson**

0113 2451447

jamesjackson@cartertowler.co.uk



**Clem McDowell**

07432 013246

clemmcdowell@cartertowler.co.uk

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Car Parking

The Ground Floor of Unit 4 Hawthorn Park benefits from 11 car parking spaces. Careful and double parking could substantially increase the number of cars that can be parked within the demise of the property.

