

# AWS

**CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS**

**HIGH QUALITY  
FIRST FLOOR  
OFFICE**

**UNIT 5 KILLINGBECK COURT, YORK  
ROAD, LEEDS,  
LS14 6UF**

**TO LET  
1,305 SQ FT (121.24 SQ M)**

**GET IN TOUCH  
Nick Arundel**

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### LOCATION

Killingbeck Court 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

This high quality office unit is currently split down into a range of suites and could be let as 2 individual suites. The property benefits from excellent on site parking and internally, benefits from a high quality finish, is fully carpeted and heated, ready for immediate occupation.

### TERMS

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

### ACCOMMODATION (all areas are gross internal)

	<u>SQ FT</u>	<u>SQ M</u>
Office	<b>1,305</b>	<b>121.24</b>



### PLANNING

The property has planning consent for B1 use.

### SERVICE CHARGE

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

### VIEWING

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

### MISREPRESENTATION ACT:

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### ANTI MONEY LAUNDERING REGULATIONS

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

### SUBJECT TO CONTRACT