



Units 1 & 2

Killingbeck Court, York Road, Leeds, LS14 6FD

Office Suites To Let

2,509 to 10,064 sq ft
(233.09 to 934.98 sq m)

- Full access raised floors
- Modern lighting
- Excellent car parking



Units 1 & 2, Killingbeck Court, York Road, Leeds, LS14 6FD

Summary

Available Size	2,509 to 10,064 sq ft
Business Rates	Upon Enquiry
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party to be responsible for their own legal fees incurred in this transaction
EPC Rating	Upon enquiry

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

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.

Accommodation

The accommodation comprises the following areas:

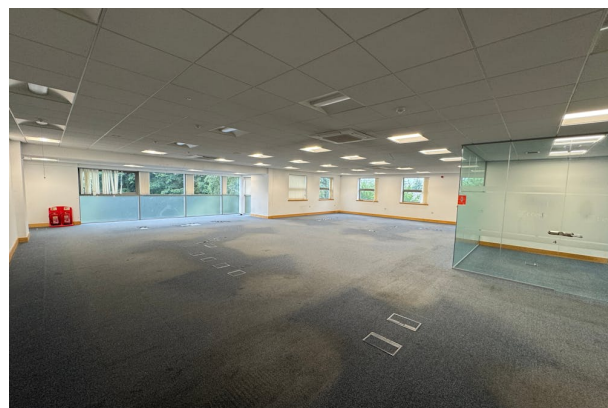
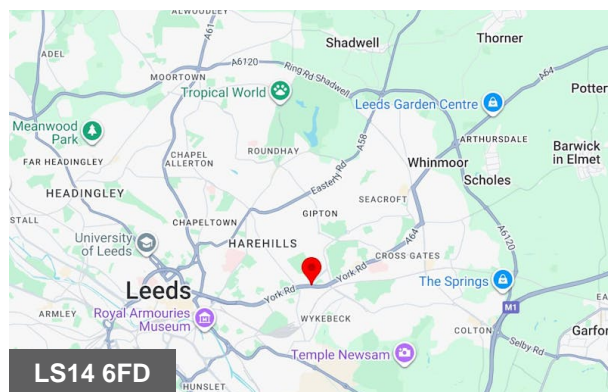
Name	sq ft	sq m	Availability
Unit - 1 - Ground Floor	2,522	234.30	Available
Unit - 1 - First Floor	2,509	233.09	Available
Unit - 2 - Ground Floor	2,522	234.30	Available
Unit - 2 - First Floor	2,509	233.09	Available
Total	10,062	934.78	

Terms

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

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.



Viewing & Further Information

Nick Arundel (AWS Ltd)

0113 235 1362

nick@awsltd.co.uk