

Skelton Lake Offices

M1 J45 SKELTON, LEEDS LS9 0AS

Office Space Available To Let from 271 - 7,340 sq ft



AMENITIES

Located within Leeds Skelton Lake Services, the offices benefit from a wide choice of facilities on the doorstep, offering convenience for staff, visitors and clients alike:

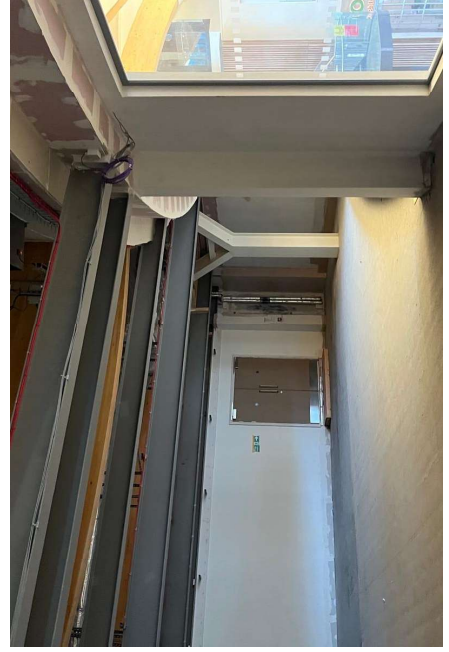
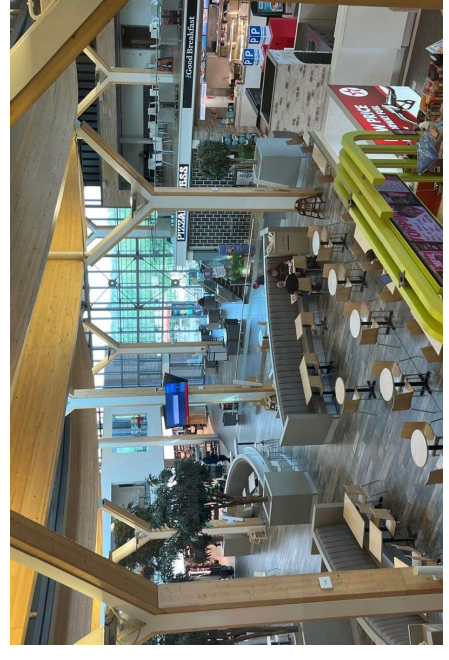
- M&S Food
- Starbucks
- McDonald's
- Nando's
- KFC
- Chopstix
- Benito's
- Ramada by Wyndham hotel
- Fuel station & EV charging

DESCRIPTION

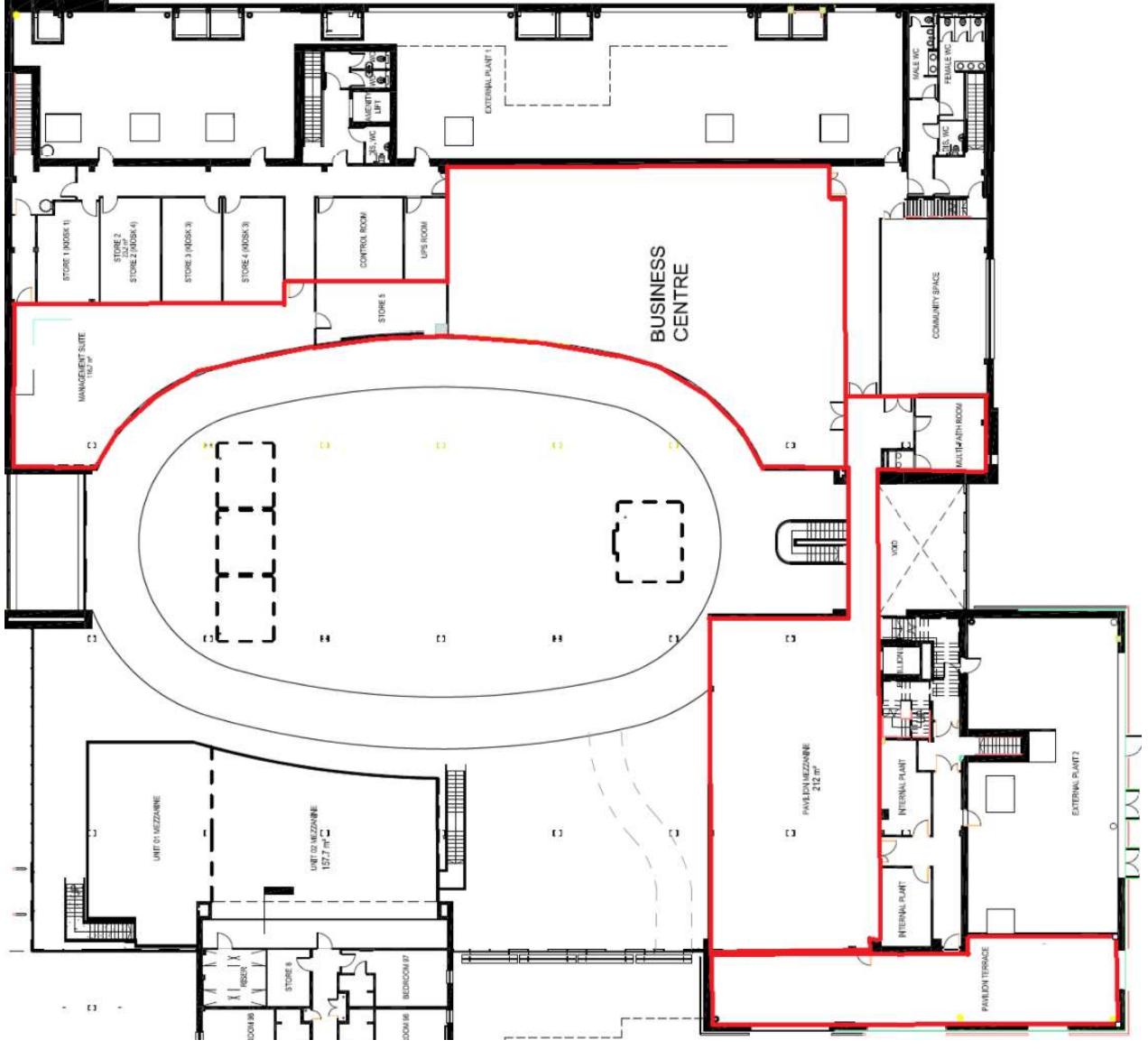
The upper floor at Leeds Skelton Lake Services provides a unique opportunity for flexible workspace in a modern, well-connected setting. The accommodation is offered in shell condition with incoming power, water and communications in place, ready for an occupier to fit out to their own specification.

Access is via the main staircase at the rear of the scheme, with scope to incorporate additional space above M&S if required.

Floor Area	Sq Ft	Sq M
Business Centre	3,531	328.1
Management Suite	1,256	116.7
Store 5	271	25.2
Pavillion Mezzanine	2,282	212.0
Total	7,340	682



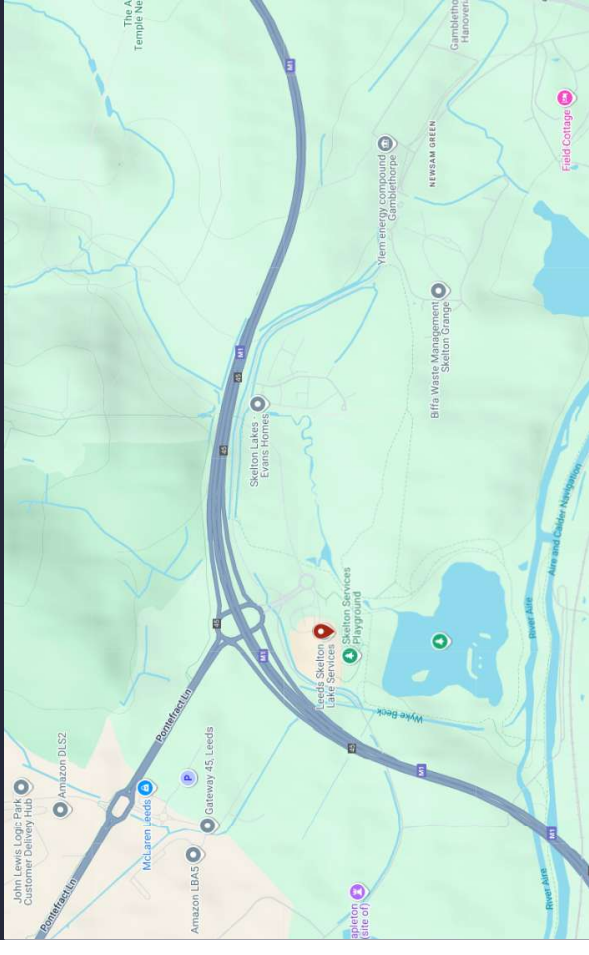
Floor Plan



LOCATION

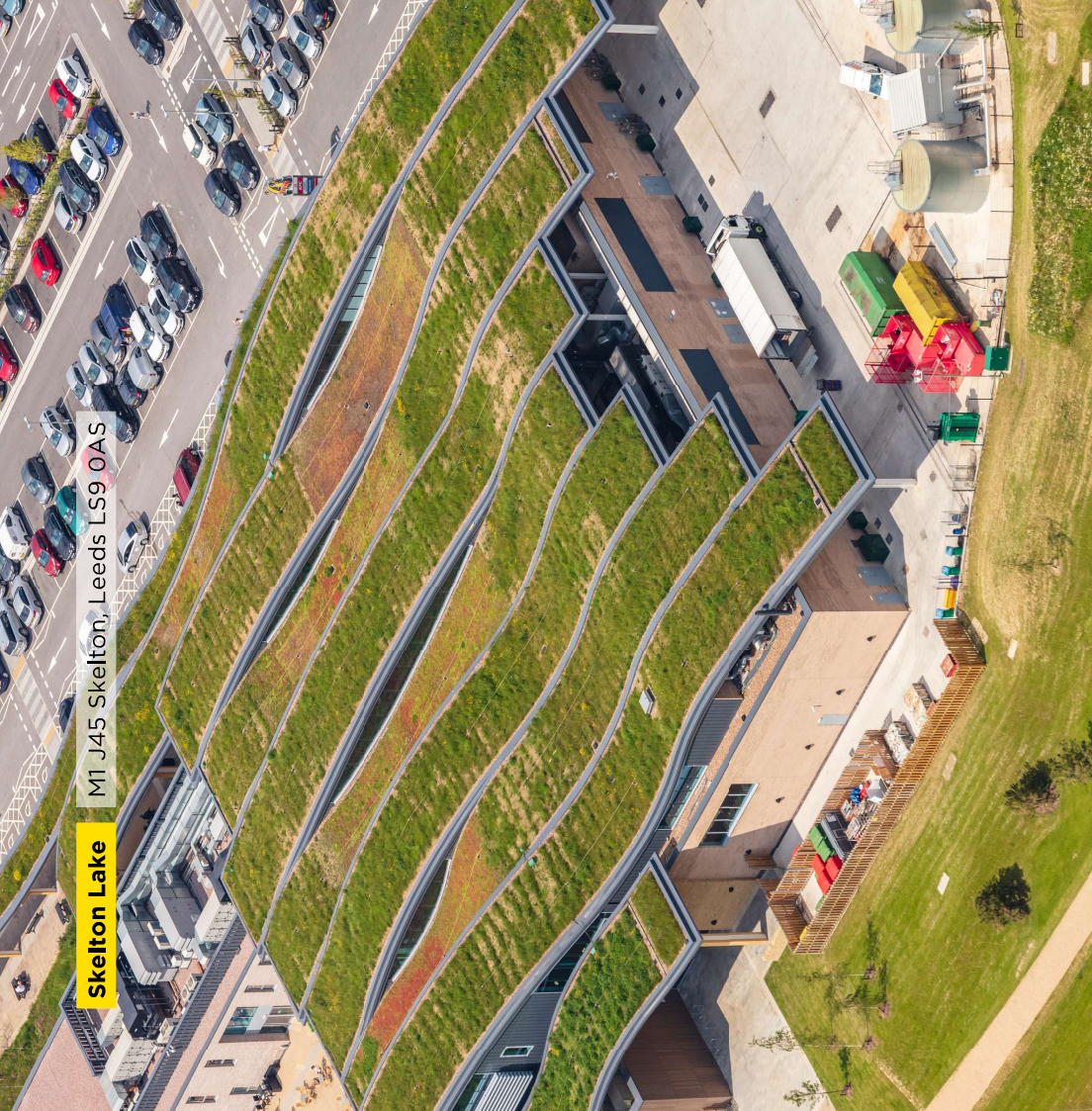
Skelton Lake is strategically located at Junction 45 of the M1, providing immediate access to the national motorway network. The development sits just 3 miles east of Leeds city centre, offering excellent connectivity for both local and regional travel.

The site benefits from direct links to the M621, A1(M), and M62, delivering access across Yorkshire and beyond. Leeds Bradford Airport is approximately 30 minutes away by car, while the nearby East Leeds Orbital Route (ELOR) enhances connectivity to surrounding areas.



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KEY FEATURES

- Office accommodation to let from 271 - 7,340sq ft
- Great amenities located in close proximity
- Lift access
- Plenty of car parking available on site
- Easy access to the motorway
- Suitable for a variety of professional uses
- Modern building
- Toilets and shower facilities
- Scenic Skelton Lake walk close by

EPC

EPC B

TERMS

Available by way of new lease. Further details available on request.

CONTACT

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