



AIRPORT
WEST
YEADON LEEDS, LS19 7ZA

OFFICE SPACE
TO LET

SUITES FROM
5,082 SQ FT
TO 10,197 SQ FT

LOCATION

Situated almost immediately adjacent to Leeds Bradford Airport, Yeadon lies approximately 8 miles north east of Leeds city centre. Bradford and Harrogate are both with 30 minutes drive time and Otley less than 10 minutes.

Yeadon provides a variety of retail and leisure amenities, with the town centre approximately 5 minutes away by car.

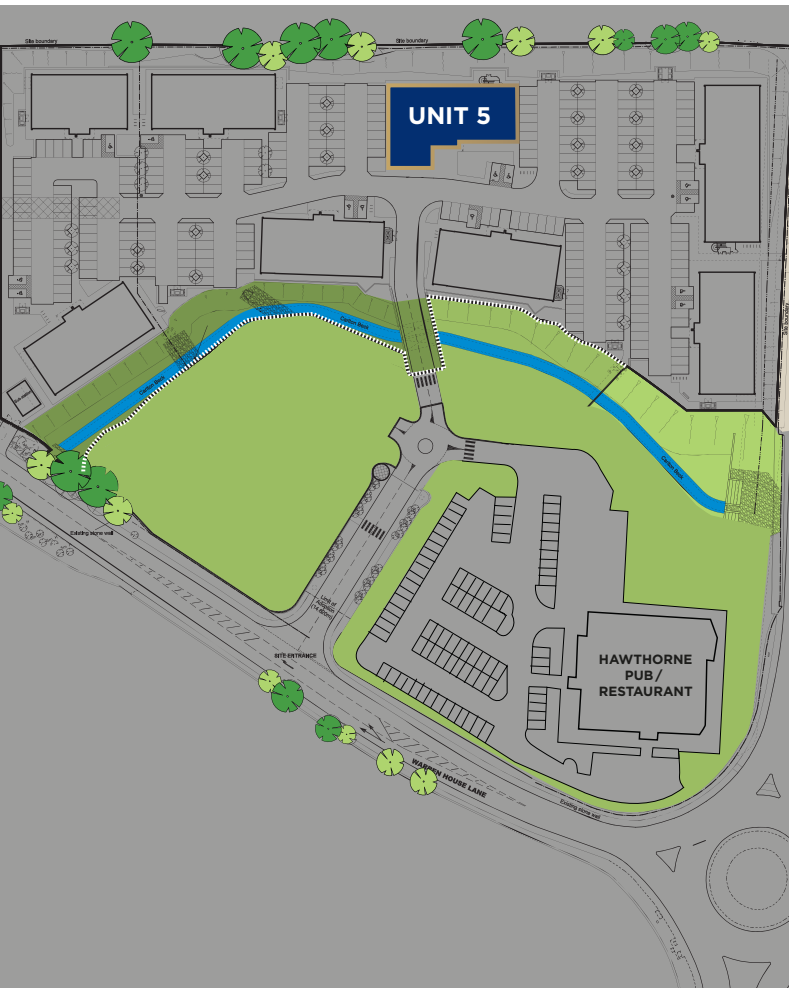
The Hawthorne Pub and Restaurant is located at the entrance to the Business Park.



DESCRIPTION

Airport West is a well-maintained Business Park with mature landscaped surroundings. Building 5 occupies a particularly prominent position fronting the main estate entrance. The property is modern, two storey benefitting from open plan office space and designated on site car parking.

Each floor has two entrances from the core providing flexible access and sub division.



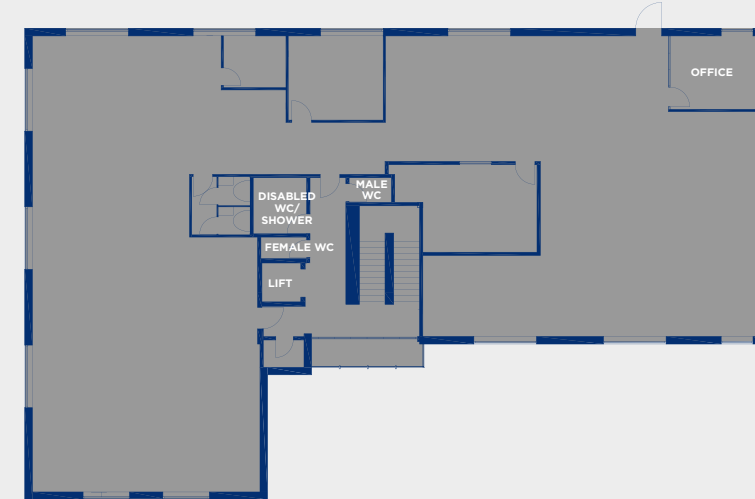
SCHEDULE OF ACCOMMODATION

Ground Floor	5,082 sq.ft.
First Floor	5,115 sq.ft.
Total	10,197 sq.ft.
Car Parking	38 spaces (1:270 sq.ft.)

GROUND FLOOR



FIRST FLOOR



SPECIFICATION

Internally the accommodation provides the following principle specification and features:

- Double height entrance reception
- Flexible open plan floor plates
- Comfort cooling and gas fired central heating
- Full access raised floors
- Suspended tile ceiling with inset LG7 lighting
- Lift
- Mature landscaped surroundings

EPC

The EPC Certificate will be provided to the ingoing occupier.

TERMS

Available either as a whole or on a floor by floor basis on a new effective Full Repairing and Insuring lease on terms to be agreed.



VIEWING

Strictly by prior appointment with the letting agents:



David Laws
0161 214 4661
dlaws@matthews-goodman.co.uk



Clem McDowell
0113 245 1447
clemmcdowell@cartertowler.co.uk

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