



2 Airport West

Lancaster Way, Leeds, LS19 7ZA

A SUPERB DEVELOPMENT OF HIGH QUALITY OFFICE BUILDINGS WITHIN A PLEASANTLY LANDSCAPED SETTING

1,200 sq ft
(111.48 sq m)

- Comfort Cooling
- Full accessed raised floors
- LG3 lighting
- Disabled male and female toilets
- Attractive landscaped environment
- On-site security, alarm and CCTV monitoring
- Double height entrance foyer
- Meeting room / private offices included

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Summary

Available Size	1,200 sq ft
Rent	£12.50 per sq ft
Rates Payable	£4.51 per annum
Service Charge	£4.50 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The ground floor office provides high quality comfort cooled accommodation. The building benefits from attractive glazed double height entrance foyer.

Location

Airport West lies in a prominent position fronting the A658 Harrogate Road, adjacent to Leeds Bradford Airport. The development is north Leeds' premier office park and occupies a strategic location for commuters living in the golden triangle / square of north Leeds, Wetherby, Harrogate and Ilkley. There is quick and easy access to both Leeds and Bradford city centres as well as regular bus services running along Harrogate Road, Warren House Lane and to the airport terminal. Horsforth rail station is on the Leeds / York line via Harrogate and Guiseley rail station provides access to Leeds, Bradford and Ilkley.

Accommodation

Name	sq ft	sq m	Availability
Ground - Part	1,200	111.48	Available
Total	1,200	111.48	

Terms

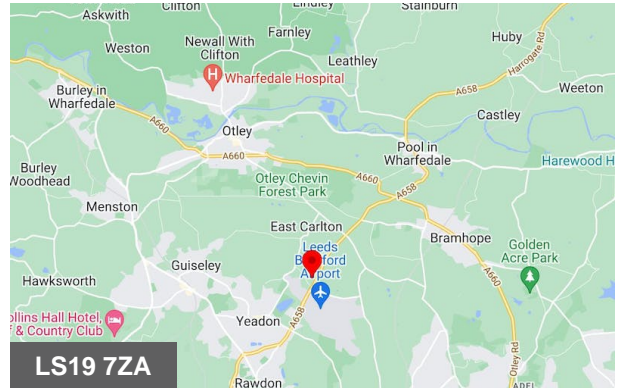
The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. The quoting commencing rental is to be made available to interested parties upon request.

EPC

The property has been assessed as having an energy rating of 76 (Band D). A full copy of the EPC is available on request.

Car Parking

There are 6 car parking spaces specifically allocated with the building however double parking can increase this number. There is also additional parking available nearby at a separate charge.



Viewing & Further Information



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