

Ailsa House

TURNBERRY PARK | WAKEFIELD ROAD

GILDERSOME | LEEDS LS27 7LE

www.ailsahouse-leeds.co.uk

Ailsa
House

30

MODERN AIR-CONDITIONED OFFICES TO LET

4,505 sq ft + on-site parking

ON THE INSTRUCTIONS OF:



Ailsa House

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LOCATION

Ailsa House is situated on Turnberry Park which is strategically located close to Junction 27 of the M62 motorway (M621 interchange), approximately 4 miles south west of Leeds City Centre.

With prominent frontage to the A650 Bradford/Wakefield Road, Ailsa House provides prominence, accessibility and great communication links with the West Yorkshire conurbation and the motorway network.

A selection of leisure facilities and many national restaurant and retail chains are located in close proximity to Ailsa House at Birstall Shopping Park. These include Showcase cinemas, IKEA, Next, Marks & Spencer, Boots, WH Smith and a variety of fast food restaurants.

DESCRIPTION

Located at the entrance to the Turnberry Park estate, Ailsa House is a modern three storey office building with attractive brick and composite panel elevations and extensive glazing.

Ailsa House provides good quality office space at ground, first and second floors which benefits from the following features:

- Air-Conditioning
- Full access raised floors
- Impressive full-height entrance atrium
- Suspended ceilings
- LED lighting
- Kitchen facilities
- New high quality carpeting
- Two passenger lifts
- Disabled access and facilities
- On-site commissionaire
- Excellent car parking



TYPICAL FLOOR PLAN

“Prominently located high quality offices”

ACCOMMODATION

Ailsa House provides the following net internal floor areas which are available suite by suite or in combination.

Second Floor East	MINISTRY OF JUSTICE	
Second Floor West	4,505 sq ft	20 car spaces
First Floor East	VP PLC	
First Floor West		
Ground Floor East	MINISTRY OF JUSTICE	
Ground Floor West		

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TERMS

Ailsa House is available by way of new full repairing and insuring leases on terms to be agreed. Rents available upon application to the agent.

VIEWING

For viewing arrangements and further information please contact the sole letting agents:

Philip Shopland-Reed / Richard Fraser



philipsreed@cartertowler.co.uk
richardfraser@cartertowler.co.uk

The property has an EPC rating of D-90
An EPC is available to download from www.ailsahouse-leeds.co.uk