



**LAST TWO UNITS
AVAILABLE**

To Let/For Sale

Killingbeck Business Park | Killingbeck Drive
York Road | Leeds | LS14 6UF
2,774–4,132 sq ft (257.71–383.86 sq m)

- Good quality detached self-contained offices
- Good communication links
- Excellent amenities on site



**KILLINGBECK
BUSINESS PARK**



Location

One of the city's most established business parks, Killingbeck Business Park is 10 minutes from Leeds city centre as well as the northern suburbs and benefits from good public transport links.

The park is located adjacent to the A64 York Road and its prominent and strategic location allows swift access to all the arterial routes in the region including the A1, M62, M1 and M621.

Also situated adjacent to the park is an Asda Superstore, B&Q and McDonalds Restaurant.



Description

Each detached two storey office unit is of brick construction incorporating stained hardwood window frames set under a pitched artificial slate roof.

Internally the properties benefit from the following:

- Gas fired central heating
- Category II lighting
- Kitchen
- Male and female/disabled wc facilities
- Perimeter trunking
- Carpeting throughout
- Car parking

Accommodation

Unit	Sq ft	Sq m	Car Parking Spaces
1	2,774	257.71	12
4	LET		
12	3,413	317	12

Terms

The properties are available to buy or to let. New FRI leases are available and flexible terms and incentives are available to prospective tenants. Full details available upon request.

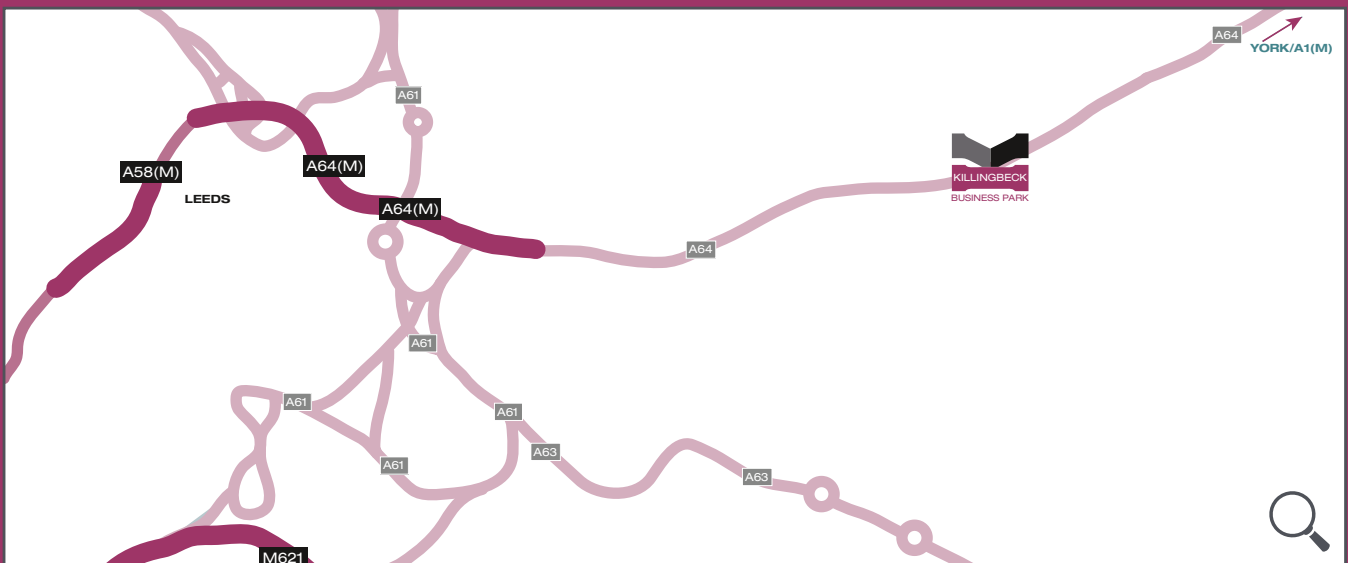
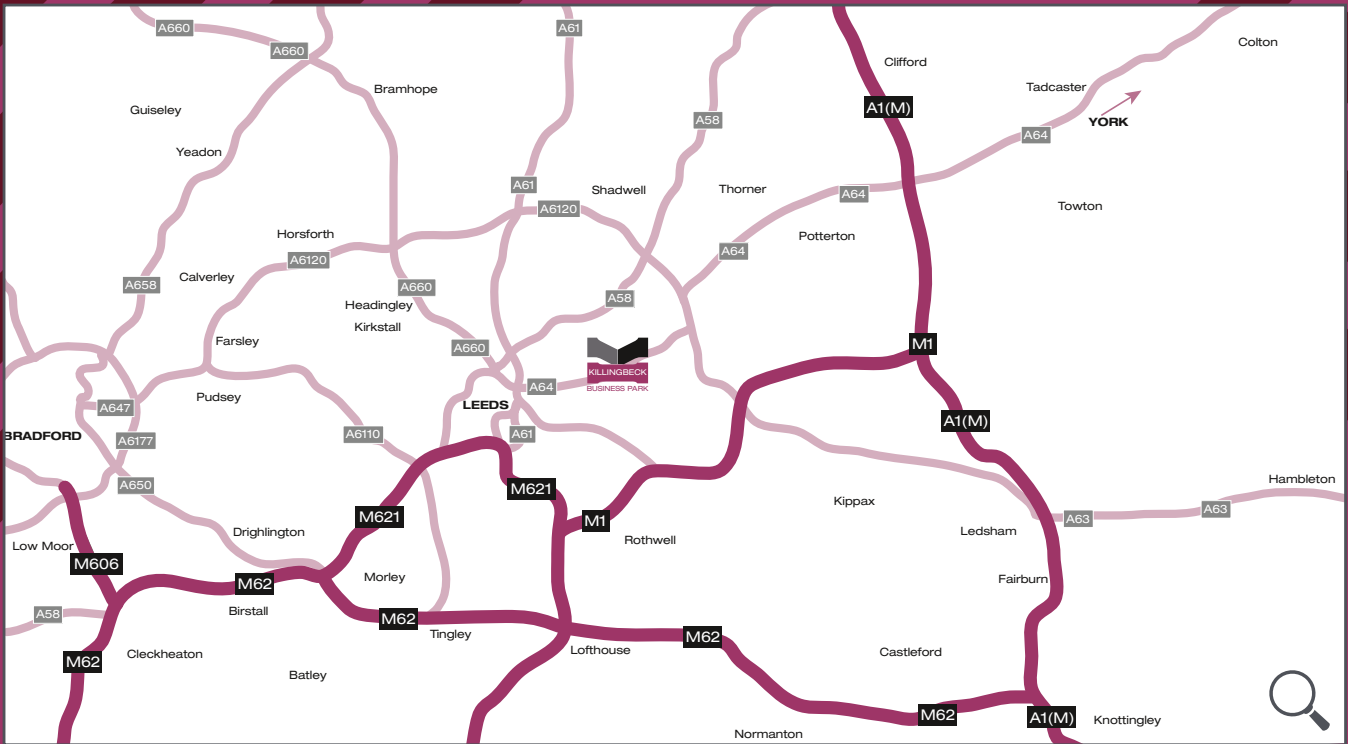
Rates

Interested parties are advised to make their own enquiries with Leeds City Council for confirmation of Rateable Values

Service Charge

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.





Legal Fees

Each party is responsible for their own fees incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but are subject to VAT.

EPC

The property has been assessed and provides the following rating: 85 – B and D.
Full EPC information is available on request.

For further information or an appointment to view please contact the joint agents:

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