

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## OFFICE UNIT

UNIT 16 KILLINGBECK DRIVE,  
YORK ROAD, LEEDS,  
LS14 6UF

**TO LET/MAY SELL**  
1,550 SQ FT (144 SQ M)

GET IN TOUCH

Nick Arundel

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### LOCATION

The Killingbeck Business Park is situated adjacent to the A64, approximately 3 miles from Leeds City Centre. The site has excellent connectivity to the City Centre, the Outer Ring Road and the main arterial routes in and around the region.

There are excellent amenities adjacent to the site.

### DESCRIPTION

The subject property is a self-contained office unit and benefits from: -

- Gas fired central heating
- Cat II lighting
- Kitchen
- Male & female WC
- Perimeter trunking
- Carpeting
- 8 car parking spaces (more may be available by negotiation)

### TERMS

The property is available to let for a term to be agreed.

Rent on application. Our Client will consider selling their freehold interest. Price on application.

### ACCOMMODATION (all areas are net internal)

	<u>SQ FT</u>	<u>SQ M</u>
Ground floor office	710	<b>65.97</b>
First floor office	839	<b>78</b>
TOTAL	1,550	<b>144</b>

### PLANNING

The property has planning consent for its current use.

### SERVICE CHARGE

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

### VIEWING

Strictly by appointment with the Sole Agents, AWS Ltd, Nick Arundel, 01132351362



### MISREPRESENTATION ACT:

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### ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.