

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

FOR SALE

QUALITY OFFICE BUILDING WITH PARKING

UNIT 3, KILLINGBECK COURT,
LEEDS, LS14 6FD

• 2,930 SQ FT (272.21 SQ M)



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LOCATION

Situated 3 miles to the north east of Leeds City Centre just off the A64 and adjacent to Killingbeck Business Park, the subject property is a high quality office unit within easy reach of the City Centre, the motorway network, and suburban north Leeds.

DESCRIPTION

Killingbeck Court is a development of 7 high quality units all of two storey office buildings constructed in an attractive courtyard environment.

The unit has the following basic specification: -

- Raised floors
- Electric heating
- Carpeting
- Suspended ceiling
- LG3 fluorescent lighting
- Security shutters to all ground floor windows
- Disabled access and toilets
- Excellent natural light
- Fitted kitchens on each floor

There is currently demountable partitioning in situ that creates a number of useful offices and meeting rooms.

ACCOMMODATION

Unit 3 Killingbeck Court provides a total of 2,930 sq ft (net internal) of accommodation of ground and first floors.

PARKING

There are 10 car parking spaces allocated to the unit.

RATEABLE VALUE

The current rateable value of the property is £29,000 although this may be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Band D and a copy of the EPC is available upon request.

SERVICE CHARGE

A service charge will be levied to cover the costs of the management and maintenance of the common areas.

TERMS

The long leasehold in the property is available for sale which is for a period of 125 years that started in May 1998



VIEWING

By appointment with the joint agents, AWS Ltd, **Nick Arundel** Tel: 0113 235 1362 or Carter Towler, **Richard Fraser / Hazel Cooper** Tel: 0113 245 1447



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