

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

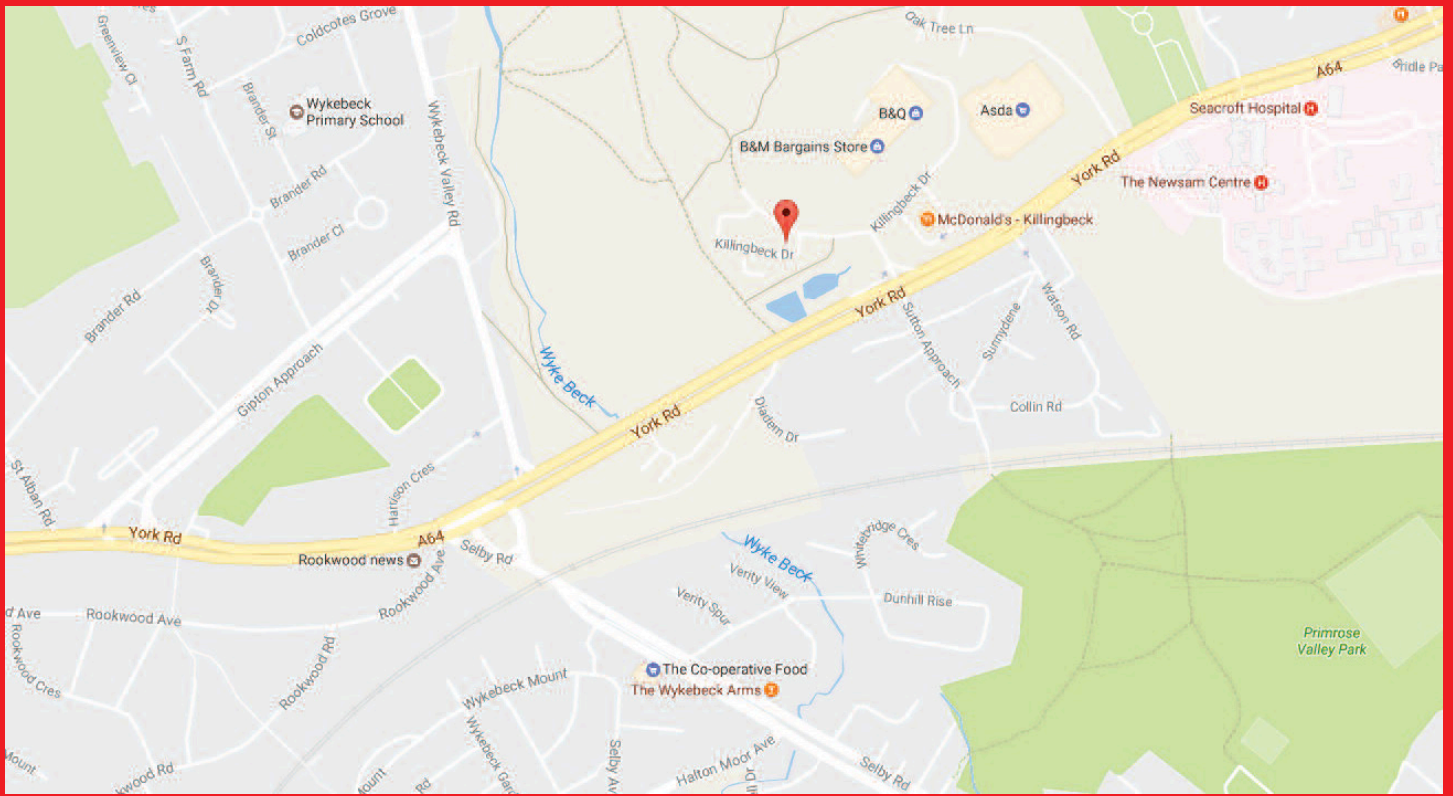
HIGH QUALITY OFFICE

UNIT 6, KILLINGBECK OFFICE PARK,
KILLINGBECK DRIVE, LEEDS, LS14 6UF

• 3,512 SQ FT (326.26 SQ M)



www.awsltd.co.uk



LOCATION

Located 10 minutes to the north east of Leeds City Centre, the property is located in an attractive Business Park which benefits from its proximity to the City Centre, the motorway network and the north Leeds conurbation.

DESCRIPTION

The property is a two storey, detached, self contained office unit of brick construction which benefits from:-

- Suspended ceiling
- Full carpeting
- Perimeter trunking
- Gas fired heating
- Cat II lighting
- Kitchen amenities at ground and first floor
- 12 car parking spaces

ACCOMMODATION

(all areas are net internal)

Ground Floor	1,740 sq ft	161.6 sq m
First Floor	1,772 sq ft	164.61 sq m
TOTAL	3,512 sq ft	326.26 sq m

TERMS

The property is available to let on lease terms to be agreed.

RATEABLE VALUE

We understand the rateable value of the property is £23,000.

SERVICE CHARGE

There is a service charge to cover the management and maintenance of the common areas of the estate.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.



VIEWING

By appointment with: AWS Ltd – contact **Nick Arundel** on 0113 235 1362

MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Arundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that:

We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.

We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.