



PHOTON PARK

- 13 miles (21 mins) to Leeds
- 172 car parking spaces
- EPC rating A

Grade A offices - 31,348 sq ft (2,912 sq m)

TO LET / FOR SALE

HARVARD WAY, WF6 1GX • J31 M62



**Grade A offices - 31,348 sq ft (2,912 sq m)
with 172 car parking spaces**



Description

Building 1 is a Grade A modern detached 31,348 sq ft office building of steel frame construction providing efficient, open plan floorplates over 2 floors which would ideally be suited as a Head Office.

The ground floor extends to 19,867 sq ft with first floor offices of 11,481 sq ft. Whilst suitable as offices, the building is flexible and could accommodate laboratories/R &D facilities or Call Centre uses. The building has an EPC Rating of A and excellent car parking ratio.

Accommodation

The property has been measured in accordance with IPMS3 and provides the following areas:

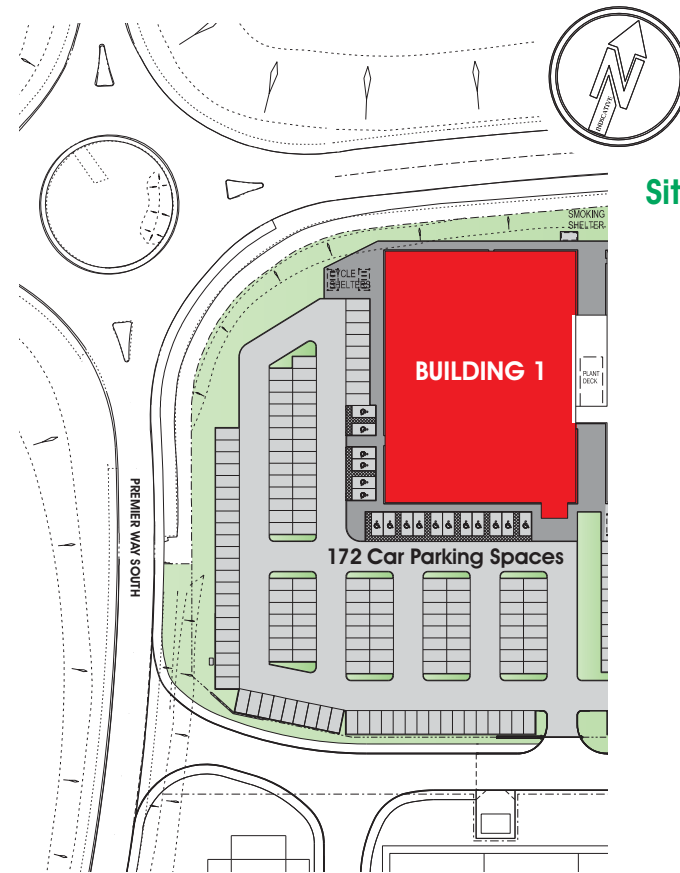
	Sq m	Sq ft
Ground Floor	1,845.75	19,867
First Floor	1,066.58	11,481
Total	2,912.33	31,348

Total car parking for the offices is 172 spaces.

Specification

The buildings has the following high specification features;

- Offices with raised access floors and low energy efficient lighting
- High quality finishes throughout
- Gas central heating
- Full air conditioning
- CAT5 cabling
- CCTV security
- Bespoke designed reception desk
- Mix of open plan and glazed partitioned offices
- Brise Soleil to all external windows



Site Plan

Future Development Land - circa 6.5 acres



Terms

The unit is available To Let or For Sale.

EPC

The building has an EPC rating of A.

Legal Costs

Each party will bear their own legal costs.



Location

Photon park is situated in the most important commercial location in the Leeds and Wakefield region, adjacent to junction 31 of the M62 within easy reach of both M1 and A1 but more importantly the business centres of both cities.

The unit is located in probably the best location in the area for those companies serving the greater Leeds conurbation and the North as a whole.

Viewing

Strictly by appointment with the joint agents; Carter Jonas, GVA or AWS Ltd.

Carter Jonas
0113 242 5155
 carterjonas.co.uk/commercial

Chris Hartnell
 chris.hartnell@carterjonas.co.uk

GVA
0113 292 5500
 gva.co.uk

Matthew Tootell
 matthew.tootell@gva.co.uk

AWS
0113 235 1362
 www.awsLtd.co.uk

Nick Arundel
 nick@awsLtd.co.uk

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