

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**TO LET**

**HIGH QUALITY MODERN OFFICE UNIT**

Unit 3, Killingbeck Office Park,  
Killingbeck Drive, Leeds, LS14 6UF

• 3,345 SQ FT (310.6 SQ M)



[www.awsltd.co.uk](http://www.awsltd.co.uk)



## LOCATION

The Killingbeck Office Park is a long established and very successful campus style office development located to the north east of Leeds City Centre within easy reach of the City Centre, the Outer Ring Road and the motorway network.

## DESCRIPTION

Unit 3 is a modern self contained two storey office unit with brick elevation.

The property provides clear open space to suit a number of purposes. Externally, there are 12 dedicated parking spaces in front of the unit.

## ACCOMMODATION (all areas are net internal)

	Sq m	Sq ft
Ground floor office	155.3	1,672.5
First floor	155.3	1,672.5
<b>TOTAL</b>	<b>310.6</b>	<b>3,345</b>

## RATEABLE VALUE

We understand the rateable value for the property (in its current use) is £22,000.

## PLANNING

Whilst an office unit, the property currently has D1 Planning Consent.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## TERMS

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

**Subject to contract.**

## VIEWING By appointment with the joint agents,

**AdairPaxton**  
Property Specialists

**0113 239 5770**

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Adair Paxton,  
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**AWS**

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**Nick Arundel**

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