

# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**GROUND FLOOR  
OFFICE SUITE**

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

**TO LET**  
**708 SQ FT (65.8 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 ground floor off suites of a detached two storey office unit.

The property benefits from: -

- Gas fired central heating
- Cat II lighting
- Kitchen
- Male & female WC
- Perimeter trunking
- Carpeting
- 4 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.

## ACCOMMODATION (all areas are net internal)

	<u>SQ FT</u>	<u>SQ M</u>
Office	708	65.8

## PLANNING

The property has planning consent for B1 use.

## SERVICE CHARGE

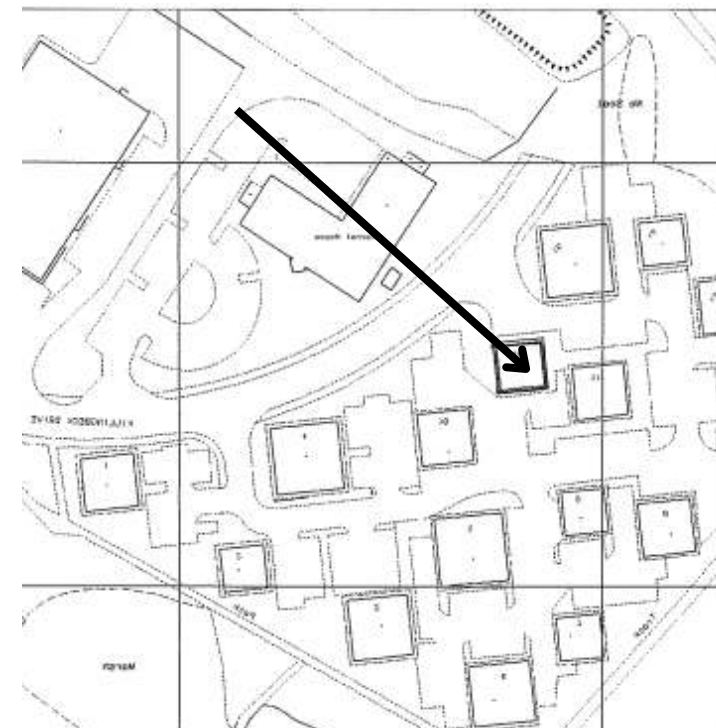
A service charge is levied as a contribution to the management and maintenance of common areas of the estate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## VIEWING

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



## MISREPRESENTATION ACT:

Arundel Williams and Surplice Ltd (AWS) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) AWS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of AWS has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) AWS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. November 2023.

## ANTI MONEY LAUNDERING REGULATIONS

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