

FOR SALE (MAY LET)
HIGH QUALITY OFFICES


Eddisons



UNIT 5, KILLINGBECK COURT, KILLINGBECK OFFICE VILLAGE, LEEDS, LS14 6FD

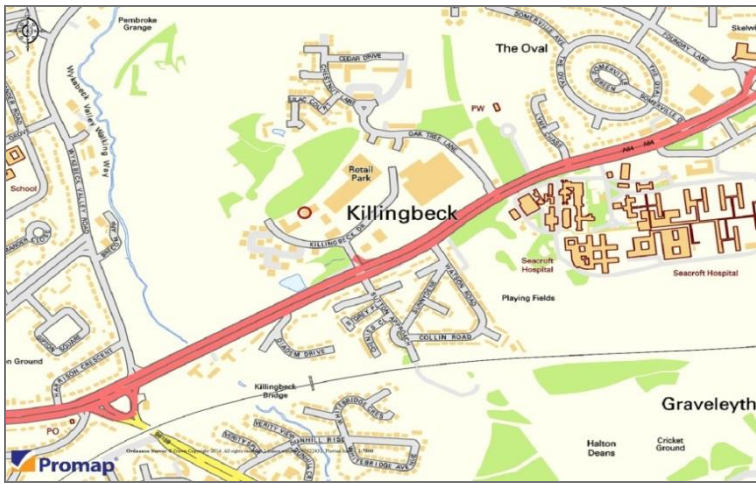
PRICE £395,000

- \ Self contained offices available with vacant possession.
- \ Easily accessible from both city centre and motorways.
- \ Good car parking and local amenities.
- \ Opportunity for a buy-to-let commercial investment.

AVAILABLE SPACE

134.99m² - 273.55m²

(1,453sq ft – 2,944sq ft)



LOCATION

Killingbeck Office Village is located adjacent to Killingbeck Business Park, approximately 3 miles north east of Leeds city centre, just off the A64 York Road.

The property benefits from excellent access to Leeds city centre and is approximately 3 miles from Junction 46 of the M1 providing easy and convenient access to the motorway network whilst avoiding city centre traffic.

Local amenities close by include an Asda Superstore, Killingbeck Retail Park and The Crossgates Shopping Centre.

DESCRIPTION

The subject property comprises a modern two storey office building with brickwork elevations and feature glazing under a mono pitched corrugated aluminium roof.

Internally the premises provide office accommodation benefiting from the following high quality specification:-

- Full access raised floors
- Quality carpeting throughout
- Suspended ceilings incorporating LG3 lighting
- Male, female and disabled toilets
- 10 dedicated on site car parking spaces
- Secure car park
- Kitchen (first floor)

FLOOR	M ²	SQ FT
Ground Floor	138.56	1,491
First Floor	134.99	1,453
Total Floor Area	273.55	2,944

RATEABLE VALUE

Ground Floor

Description / Offices and Premises / RV / £14,750

Front Suite First Floor

Description / Offices and Premises / RV / £4,700

Rear Suite First Floor

Description / Offices and Premises / RV / £9,800

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price - £395,000

Alternatively the property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 Tel / 0113 241 0940
 Email / steven.jones@eddisons.com
 Email / charles.o'hara@eddisons.com

OCTOBER 2017
 SUBJECT TO CONTRACT
 FILE REF / 711.3798A

For more information, visit eddisons.com/property
 T: 0113 241 0940

Important Information

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Energy Performance Certificate

Non-Domestic Building



Unit 5
Killingbeck Office Village
Killingbeck Drive
LEEDS
LS14 6UF

Certificate Reference Number:
0720-3012-0819-0900-8295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 58 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 320
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

72 If typical of the existing stock