



OFFICES TO LET @ THE COPPERWORKS

HAIGH PARK ROAD, STOURTON, LEEDS, LS10 1RT

- Available on flexible terms
- To let as a whole or on a floor-by-floor basis
- To be refurbished
- Excellent access to M1/M621/Leeds city centre

LOCATION

The Copperworks is located on Haigh Park Road, ideally located just minutes from Leeds City Centre. It lies within one mile of both Junction 44 of the M1 and Junction 7 of the M621.

The area is popular with occupiers given the proximity national motorway network. Nearby occupiers include; Allied Glass, SIG, DX Night Freight, RSL Steeper, Tuffnells Parcels, Royal Mail & Arla Foods.

DESCRIPTION

The property comprises two detached office buildings located adjacent to the Copperworks on Haigh Park Road in Stourton.

The main office block extends over ground, first and second floors and benefits from designated parking and gated secure estate entrance. The floor plates are currently arranged as a mix of open plan and cellular configurations. The building can be let as a whole or on a floor-by-floor basis.

The training block extends over ground and first floor and also benefits from dedicated car parking and gated security.

RATEABLE VALUE

Please contact Leeds City Council or voa.gov.uk for further information.



0113 246 1533

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ACCOMMODATION

Description	Areas (GIA)	
	Sq Ft	Sq M
Main Office		
Ground Floor	6,018	559.07
1 st Floor	5,889	547.15
2 nd Floor	5,454	506.73
Sub-total	17,361	1,612.96
Training Block		
Ground Floor	2,332	216.65
1 st Floor	2,332	216.65
Sub-total	4,664	433.3

EPC

The main office has an EPC rating of E-117 and the training block has an EPC rating of D-77. Full EPCs is available on request.

TERMS

The premises are available by way of a new lease on terms to be negotiated. There is an estate service charge. Further information is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in any transaction.

VIEWINGS

Please contact either Knight Frank on **0113 246 1533**, our joint agent Gent Visick or Towngate PLC.

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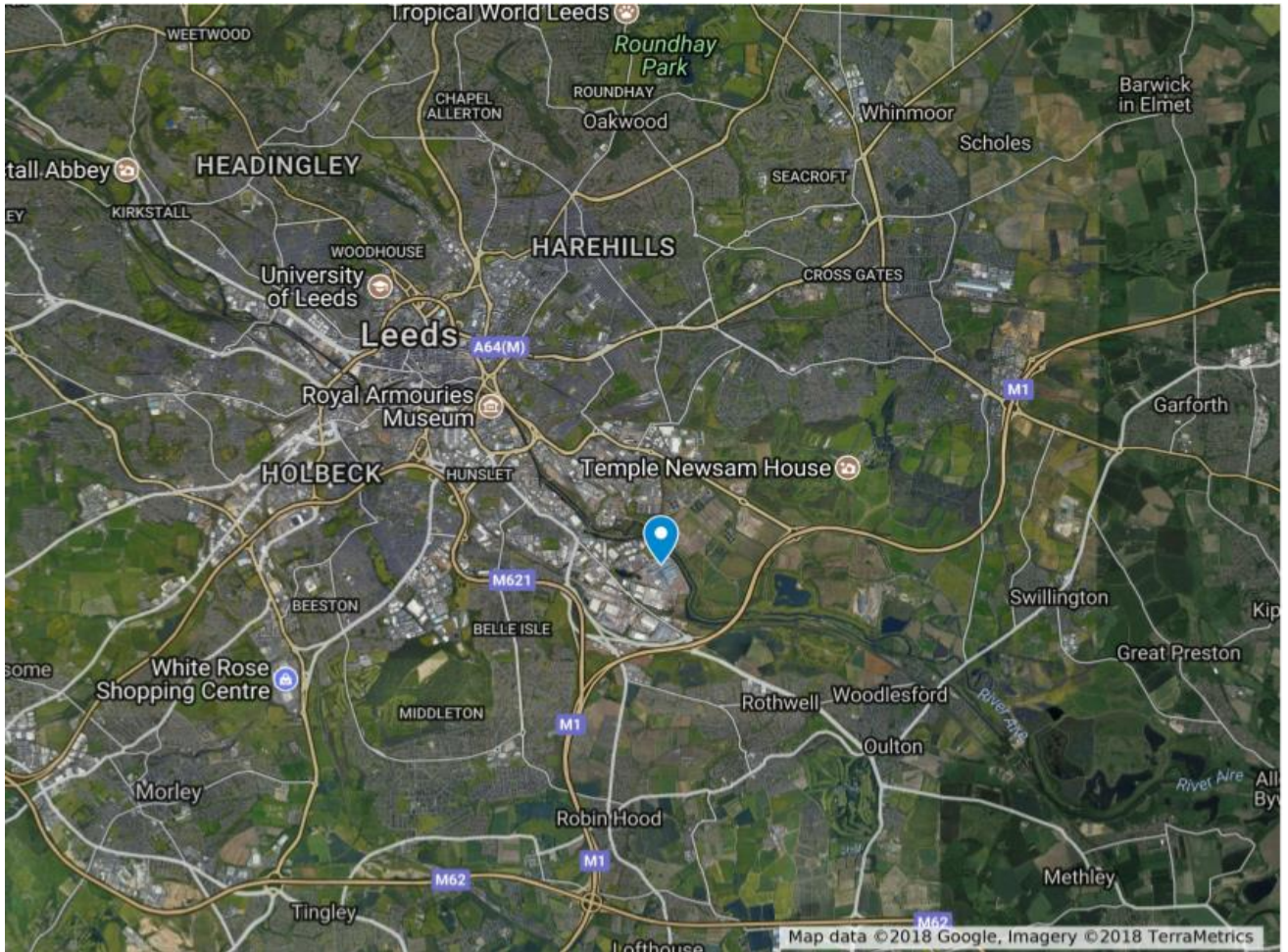
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LOCATION PLAN



Important Notice

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