

# AIRPORT WEST

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## NORTH LEEDS' PREMIER OFFICE PARK

providing high quality office accommodation  
from 2,750 sq.ft to 32,250 sq.ft

PHASE 4  
a further 49,000 sq.ft

FINAL CALL - LAST OFFICE BUILDINGS

# AIRPORT WEST





fresh  
thinking



## a strategic location boasting a wealth of amenities

Airport West provides a unique opportunity to acquire quality freehold or leasehold offices, in a prominent location, designed to meet the expectations of the modern office occupier.

## a commuters joy

Airport West is an office park strategically positioned fronting the A658 Harrogate Road adjacent to Leeds Bradford International Airport offering quick and easy access to Leeds and Bradford city centres and the motorway network.

Airport West comprises 150,000 sq.ft of Grade A office accommodation of which 74,000 sq.ft arranged in 7 buildings has now been completed during Phase 1 and Phase II.

Phase III and Phase IV comprising an additional 6 buildings extending to 76,000 sq. ft. will be commencing on site shortly and will include supporting retail facilities.

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North Leeds' premier office park - Phase 4





your own  
space



## specification

Office space will be finished to a high standard including:

- 2.7m clear floor to ceiling height
- Full access raised floors
- 8 person passenger lift
- LG3 lighting
- Disabled, male and female toilets
- Gas fired central heating
- Feature double height entrance foyers
- Comfort cooling to Unit 12b and ability to install comfort cooling in other units
- Dedicated car parking spaces
- Attractive landscaped environment
- On-site security including CCTV monitoring

## built to suit your needs

Airport West provides a unique opportunity to acquire freehold or leasehold offices, offering high quality accommodation - with buildings from 8,250 to 32,250 sq.ft, designed to meet the expectations of the modern office occupier.

The buildings provide flexible accommodation that can be let on a floor by floor basis.

come and talk to us

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WEST

whatever your requirement Airport West can accommodate you



your own  
space



## masterplan

To provide a unifying element throughout the development, a series of individual spaces have been created to provide a contemporary landscape setting for the buildings, attractive courtyards and external seating areas will further enhance the working environment.

Development of the existing watercourse through the site provides an organic greenway, incorporating footpaths and cycleways.

Formal tree lined approaches with feature lighting and signage give access to the park with landmark features providing the sense of arrival.

## occupiers & owners

Nunwood Consulting  
Airedale Mechanical & Electrical  
Towergate Risk Solutions  
Westcourt Properties  
Jack Lunn  
Leeds Bradford International Airport  
WPL  
RM Group



## schedule of accommodation

UNIT 10	8,250 SQ.FT	3 STOREYS	23 CAR SPACES
UNIT 11	8,250 SQ.FT	3 STOREYS	23 CAR SPACES
UNIT 12A	10,000 SQ.FT	3 STOREYS	32 CAR SPACES
UNIT 12B	12,250 SQ.FT	3 STOREYS	36 CAR SPACES
UNIT 12C	10,000 SQ.FT	3 STOREYS	29 CAR SPACES

plus  
the opportunity to modify  
the design

combining units 12 A, B and C to create a stand alone building  
offering 32,250 sq.ft (approx)

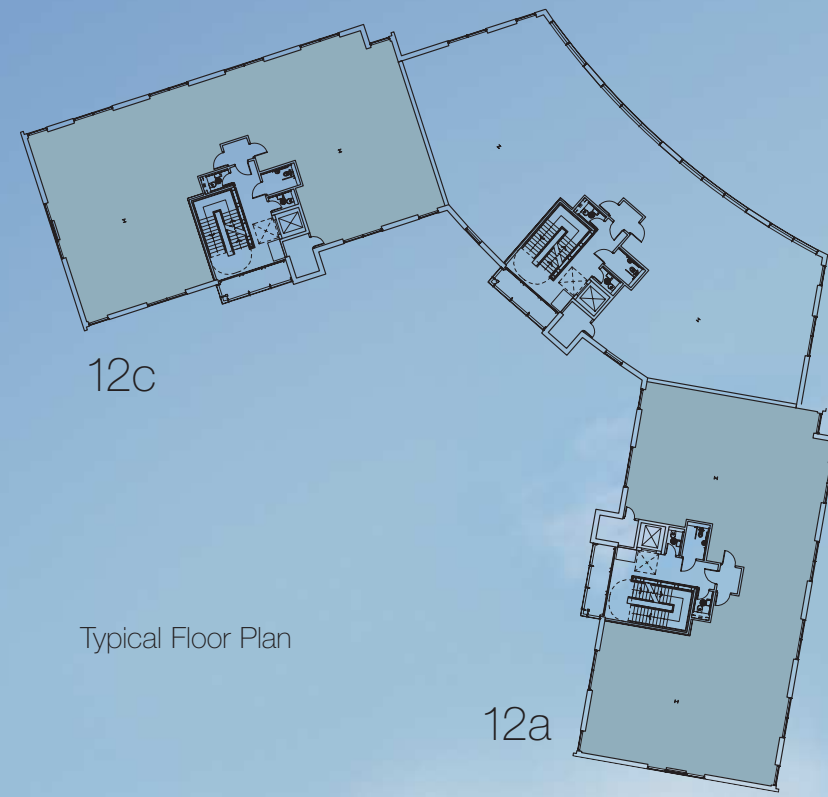
Units will split - available on a floor by floor basis

Available on a Freehold or Leasehold basis



3 storey accommodation  
units 12a & 12c

10,000 sq.ft. (net) will split, available on a floor by floor basis.

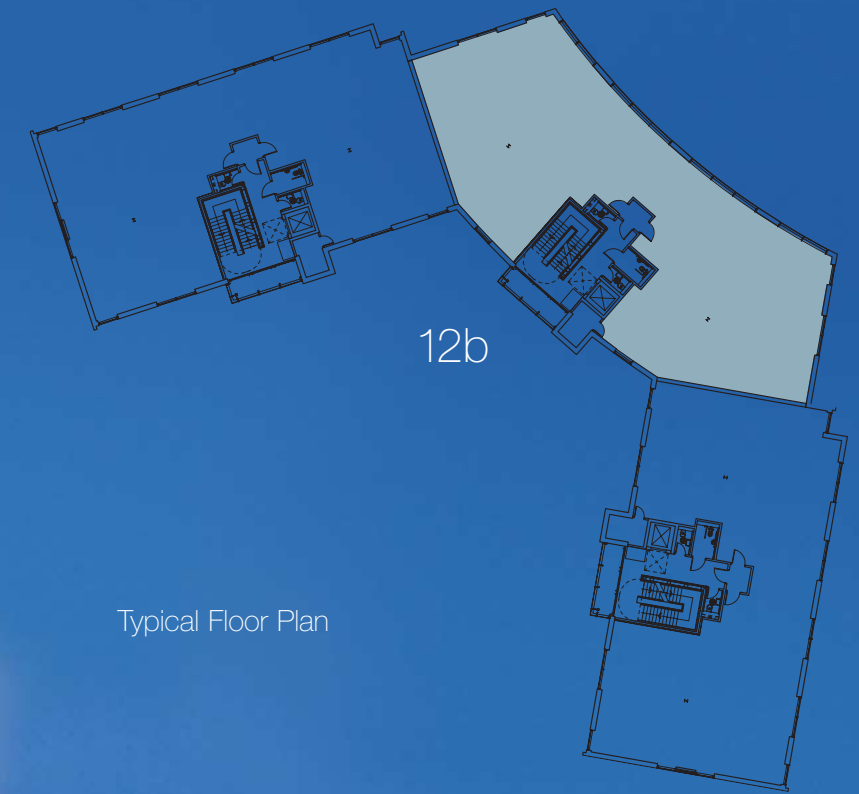


Typical Floor Plan

3 storey accommodation  
with comfort cooling

unit 12b

12,250 sq.ft. (net) will split, available on a floor by floor basis.

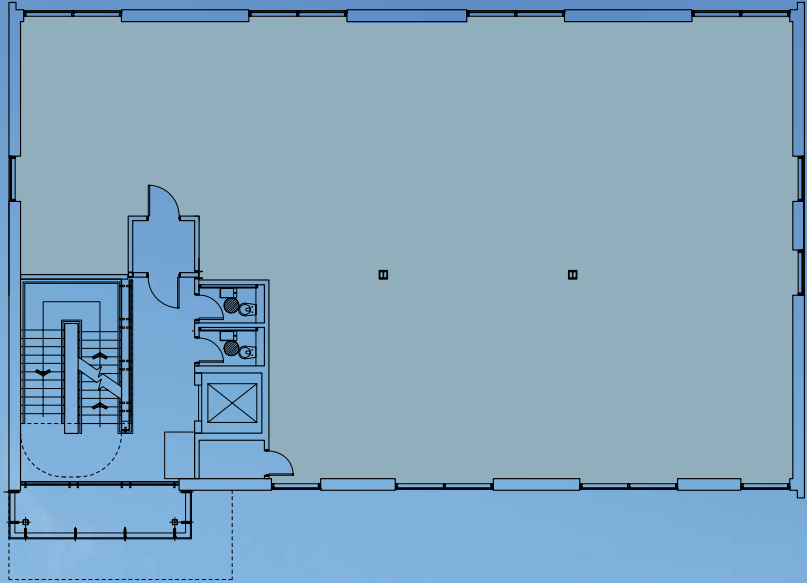


Typical Floor Plan





3 storey accommodation  
units 10 & 11  
8,250 sq.ft. (net) will split, available on a floor by floor basis.



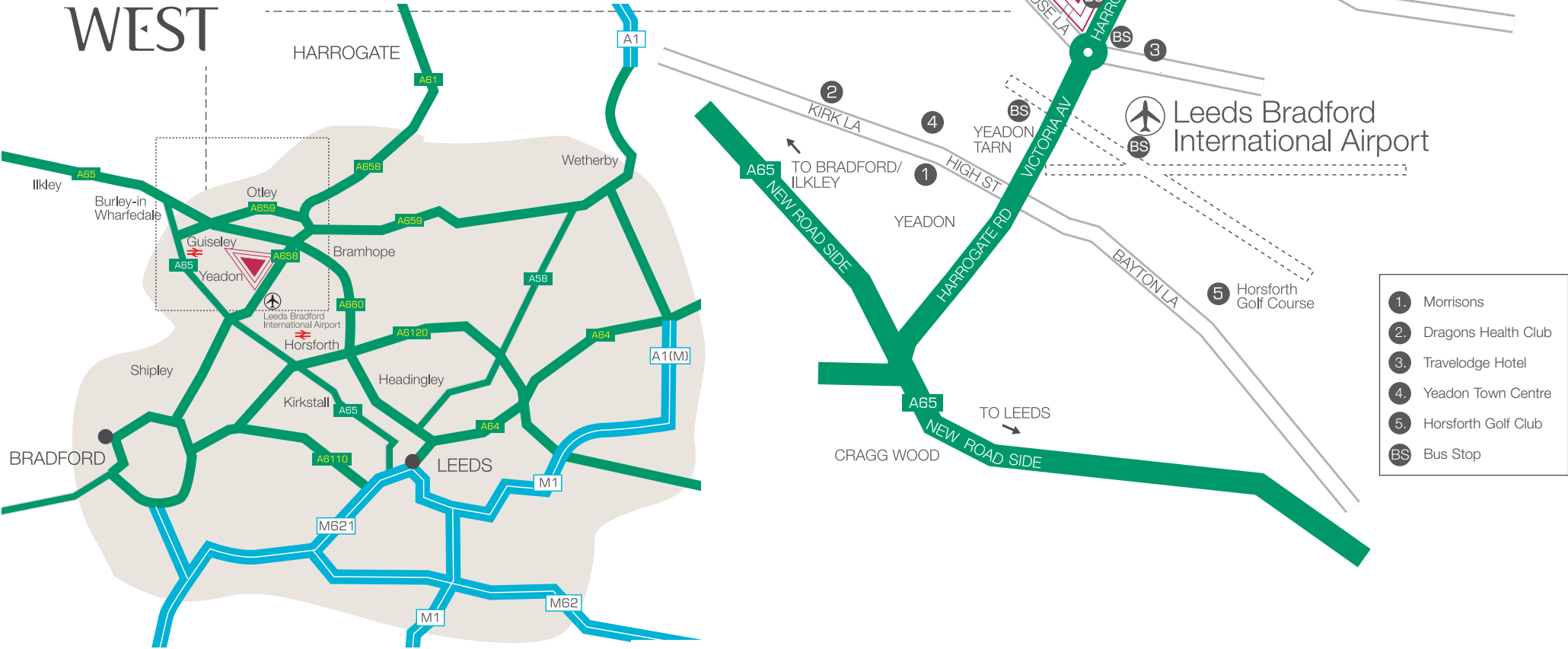
Typical Floor Plan - Unit 10



Located to the North West of Leeds city centre and immediately adjacent to Leeds Bradford International Airport. Accessed from the A658 Harrogate Road, Airport West occupies a strategic location for commuters living in the 'Golden Triangle/Square' of North Leeds, Wetherby, Harrogate and Ilkley.

Regular bus services run along Harrogate Road and Warren House Lane and to the Airport terminal. Horsforth rail station is on the Leeds/York line via Harrogate and Guiseley rail station provides access to Leeds, Bradford and Ilkley.

## AIRPORT WEST



Drive Times 		Flight Times 	
Town	Time	Town	Time
Leeds	15 mins	London	1hr 15 mins
Bradford	15 mins	Edinburgh	1hr 0 mins
Otley	10 mins	Bristol	1hr 10 mins
Ilkley	15 mins	Dublin	50 mins
Harrogate	15 mins	Paris	1hr 35 mins
Wetherby	25 mins	Amsterdam	1hr 20 mins
York	45 mins	Brussels	1hr 20 mins



Satellite Navigation Ref: LS19 7ZA