



## To Let

Unit 1 Airport West  
Lancaster Way  
Yeadon  
Leeds LS19 7ZA

## 1,934 Sq Ft Leasehold

- Comfort Cooling
- Full access raised floor
- Glass partitioned meeting room
- Attractive setting

Agency | Consultancy | Development | Investment | Valuation

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## Location

Airport West occupies a prominent position adjacent to Leeds Bradford Airport and fronting the A658 Harrogate Road. Airport West is located 9 miles north west of Leeds city centre, 12 miles south west of Harrogate and a short distance from the surrounding Leeds suburbs of Yeadon, Guiseley and Horsforth.



## Description

The second floor office is located within a high quality office building and accessed via an impressive double height entrance area. The office has the following specification;

- Comfort Cooling
- 2.7m clear floor to ceiling height
- LG3 Lighting
- Glass partitioned meeting room
- Disabled, male and female WCs
- 8 person passenger lift
- Intercom access
- 5 parking spaces

## Accommodation

The office is located on part of the second floor and extends to 1,934 sq ft (179.66 sq m).

## Use

B1 (Office Use).

## Business Rates

We understand the suite has a rateable value of £19,750. Interested parties are advised to contact Leeds city council for further information.

## Tenure/Terms

The office is available to let on new terms to be agreed.

## EPC

The property has an EPC rating of C.

## VAT

All prices quoted are exclusive of VAT.

## Legal Costs

Each party to pay their own legal costs in relation to the transaction.

## Further Information and Viewing Arrangements

Via the Sole Agents Dove Haigh Phillips

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# DOVE HAIGH PHILLIPS

