

2 AIRPORT WEST

LANCASTER WAY, YEADON, LEEDS, LS19 7ZA

TO LET

FANTASTIC OFFICES WITH PARKING

1,516 SQ FT FIRST FLOOR OFFICES

Available on flexible terms | Adjacent to Leeds Bradford International Airport

2

AIRPORT WEST

LANCASTER WAY
YEADON
LEEDS LS19 7ZA



Location

Airport West lies in a prominent position fronting the A658 Harrogate Road, adjacent to Leeds Bradford Airport. The development is north Leeds' premier office park and occupies a strategic location for commuters living in the golden triangle / square of north Leeds, Wetherby, Harrogate and Ilkley. There is quick and easy access to both Leeds and Bradford city centres as well as regular bus services running along Harrogate Road, 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.

A SUPERB DEVELOPMENT OF HIGH QUALITY OFFICE BUILDINGS WITHIN A PLEASANTLY LANDSCAPED SETTING



Description

The first floor office provides high quality open plan accommodation. The building benefits from an attractive glazed double height entrance foyer as well as lift access.

Specification

The building is finished to a high standard including:

- Comfort cooling
- 2.7m clear floor to ceiling height
- Full access raised floors
- 8 person passenger lift
- LG3 lighting
- Disabled, male and female toilets
- Attractive landscaped environment
- On-site security, alarm and CCTV monitoring
- Double height entrance foyer
- Fitted kitchen facilities
- 2 private offices/meeting rooms
- Full cat 5 cabling
- Fitted store/comms room

Terms

The office is available to let upon flexible terms. Further details available on request.

Accommodation

The available suite comprises 1,516 sq ft net internal floor area.

Parking

There are 7 dedicated car parking spaces allocated with the available suite.

EPC

The property has been assessed as having an energy rating of 76 (Band D). A full copy of the EPC is available on request.

Rates

The available suite is assessed as having a current rateable value of £19,250.



www.cartertowler.co.uk

CARTERTOWLER
CHARTERED SURVEYORS

0113 245 1447

MISREPRESENTATION ACT: Carter Towler for themselves and for the vendors or lessor 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 an offer or contract; ii) Carter Towler 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 facts or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars may be subject to VAT in addition; iv) Carter Towler will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. vi) No employee of Carter Towler has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. February 2016.