

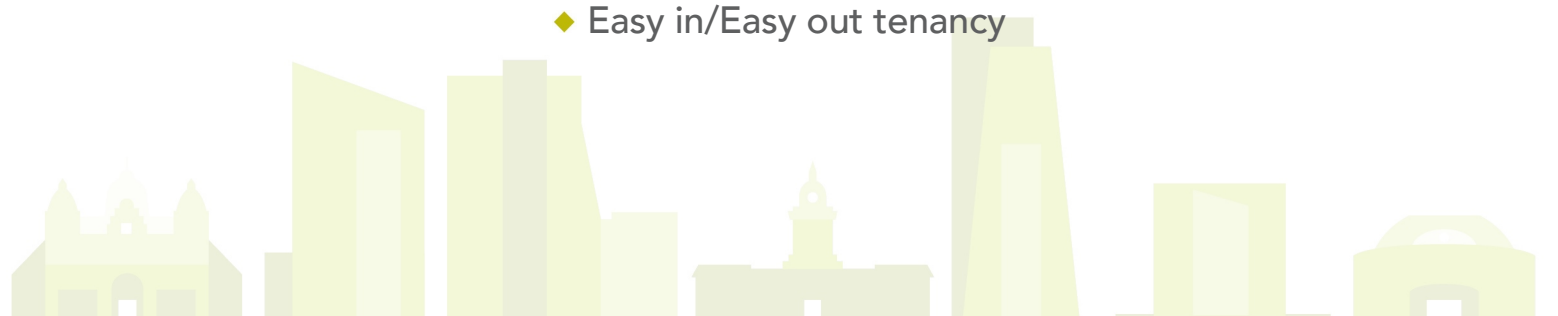


TO LET

SMALL OFFICE SUITES

121 - 530 Sq Ft

- ◆ Up to 6 person offices
 - ◆ Great location
 - ◆ All inclusive rents
- ◆ Easy in/Easy out tenancy



Cardigan Offices, Milford Place
Leeds, LS4 2BQ

LOCATION

The Cardigan Offices are situated within the Cardigan Industrial Estate approximately 1 mile to the west of Leeds City Centre and accessed from Kirkstall Road. Kirkstall Road gives immediate access into Leeds City Centre, the inner Ring Road and the local south Leeds motorway network. The offices are a stone's throw away from Cardigan Fields Retail Park complex off Kirkstall Road and the City Centre is less than a 2 minute drive.

DESCRIPTION

The property is semi serviced office suites in a range of sizes. All suites have been fully refurbished to a high standard. Internally each suite will provide good quality open-plan office accommodation benefiting from excellent natural light from both the front and side of the building. A kitchenette is accessible by all and offers a communal relaxation area.

Propose to include the following as part of the rental:-

- ◆ Air conditioning
- ◆ Wireless 200MB internet
- ◆ Access to meeting room
- ◆ Electricity, heating, rates and waste/recycling included in price
- ◆ A full list of inclusions is available from the agent

For viewing arrangements or to obtain further information please contact:

Harriet Lawson
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ACCOMMODATION

Office A - 300 sq ft - LET
Office B - 250 sq ft - LET
Office C - 121 sq ft - LET
Office D - 156 sq ft - LET
Office E - 166 sq ft - AVAILABLE
Office F - 378 sq ft - LET
Larger suites could be created

RATES

For further information please call Leeds Valuation Office.

EPC

An Energy Performance Certificate has been commissioned for these units and will be made available in due course.

TERMS

The units are available on new full repairing and insuring leases for a number of years to be agreed.

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