

2 AIRPORT WEST

LANCASTER WAY
YEADON LEEDS LS19 7ZA



Indicative Image



TO LET
HIGH QUALITY
GROUND FLOOR OFFICES
1,045 TO 3,030 SQ FT

FLEXIBLE TERMS AVAILABLE
ADJACENT TO



Leeds Bradford
Airport

2 AIRPORT WEST

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YEADON LEEDS LS19 7ZA

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

SPECIFICATION

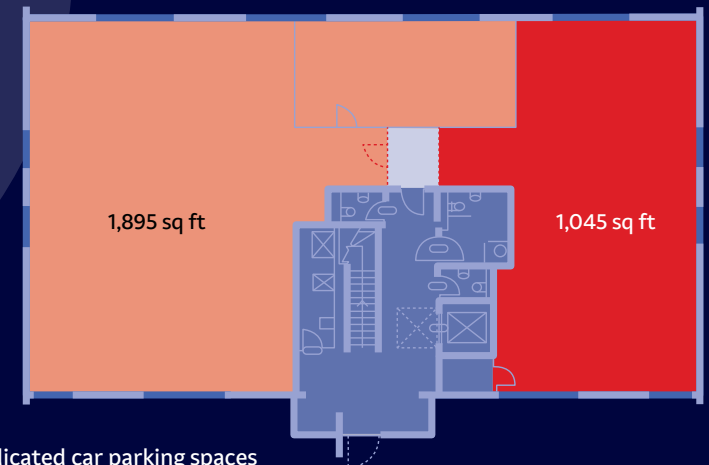
The building is finished to a high standard including:

- 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
- Meeting room / private offices included
- Full cat 5 cabling

ACCOMMODATION

The available floor comprises 3,030 sq ft net internal floor area. The ground floor can be split to provide 2 individual suites of 1,045 sq ft and 1,895 sq ft.

GROUND FLOOR



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.

DESCRIPTION

The ground floor office provides high quality comfort cooled accommodation. The building benefits from attractive glazed double height entrance foyer as well as an 8 person passenger lift.



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TERMS

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

RATES

The available suite is assessed as having a current rateable value of £29,500.

PARKING

There are 14 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.

ALL ENQUIRIES:

www.cartertowler.co.uk

CARTER TOWLER
CHARTERED SURVEYORS

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