

TO LET

**MODERN OFFICE SUITES within
ATTRACTIVE “HQ”- STYLE BUILDING with
ON-SITE CAR PARKING**

1,765 – 8,100 sq.ft. (approx.)

AVAILABLE ON INCLUSIVE TERMS



- **EXTREMELY HIGH-QUALITY ACCOMMODATION**
 - **ATTRACTIVE LANDSCAPED GROUNDS**
 - **ACCESSIBLE LOCATION**

Millshaw, Beeston, Leeds, LS11 8EG

LOCATION

The property is situated within the Millshaw area of Leeds, just off the A6110 Leeds Outer Ring Road and within half a mile of Junction 1 of the M621 motorway. The property is therefore extremely accessible to the national motorway network.

Leeds city centre is less than a 10-minute drive away from the property, whilst The White Rose Shopping Centre is approximately a 2-minute drive away, meaning the property benefits from a range of nearby amenities including an abundance of retail and leisure facilities for staff and visitors.

The property is also well served by public transport links, including regular bus links to and from Millshaw along the Leeds Outer Ring Road. Additionally, Cottingley train station is situated just 1-mile away from the property.

DESCRIPTION

The property is an attractive and substantial, purpose-built modern office building of masonry construction situated within spacious landscaped grounds. The available accommodation is situated on the ground and first floors and provides modern office space of various sizes which can either be let on an individual basis or combined.

The property benefits from the following specification features: -

- Large reception area with commissionaire
- High quality carpeting and decorations
- Air conditioning system
- Gas fired central heating
- Modern suspended ceilings with LED lighting
- Predominately perimeter trunking and raised floors
- Kitchen facilities
- Modern male/female toilets
- Secure 24-hour access
- Bookable meeting rooms

ACCOMMODATION

The available accommodation provides the following approximate net internal floor areas: -

Ground Floor Office 1	-	1,765 sq ft
First Floor Office 1	-	2,400 sq ft
First Floor Office 2	-	3,692 sq ft
FULL FIRST FLOOR	-	8,100 sq ft

PARKING

There are a very generous number of on-site car parking spaces available for the use of an occupier.

RATES

We understand that the property has been assessed for rating purposes as "Office and Premises". Please contact the sole letting agent for further information.

EPC

Available on request.

TERMS

The suite is available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

The commencing rental rate is to be **£35.00 per sq ft (inclusive of service charges, utilities, building insurance and business rates)**.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact either of the joint letting agents: -

CARTER TOWLER
0113 245 1447

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