

LAWNSWOOD HOUSE

A HIGH PROFILE FULLY REFURBISHED OFFICE BUILDING
PROVIDING 36,394 SQ FT OF CONTEMPORARY WORKSPACE

LEEDS OUTER RING ROAD • NORTH LEEDS • LS16 6QY

LAWNSWOOD HOUSE

A high-profile fully refurbished office building which comprises 36,394 sq ft and 140 private car parking spaces.

Lawnswood House has been comprehensively refurbished with new glazing to the central façade providing bright and impressive contemporary workspace on ground, first, second and third floor levels.

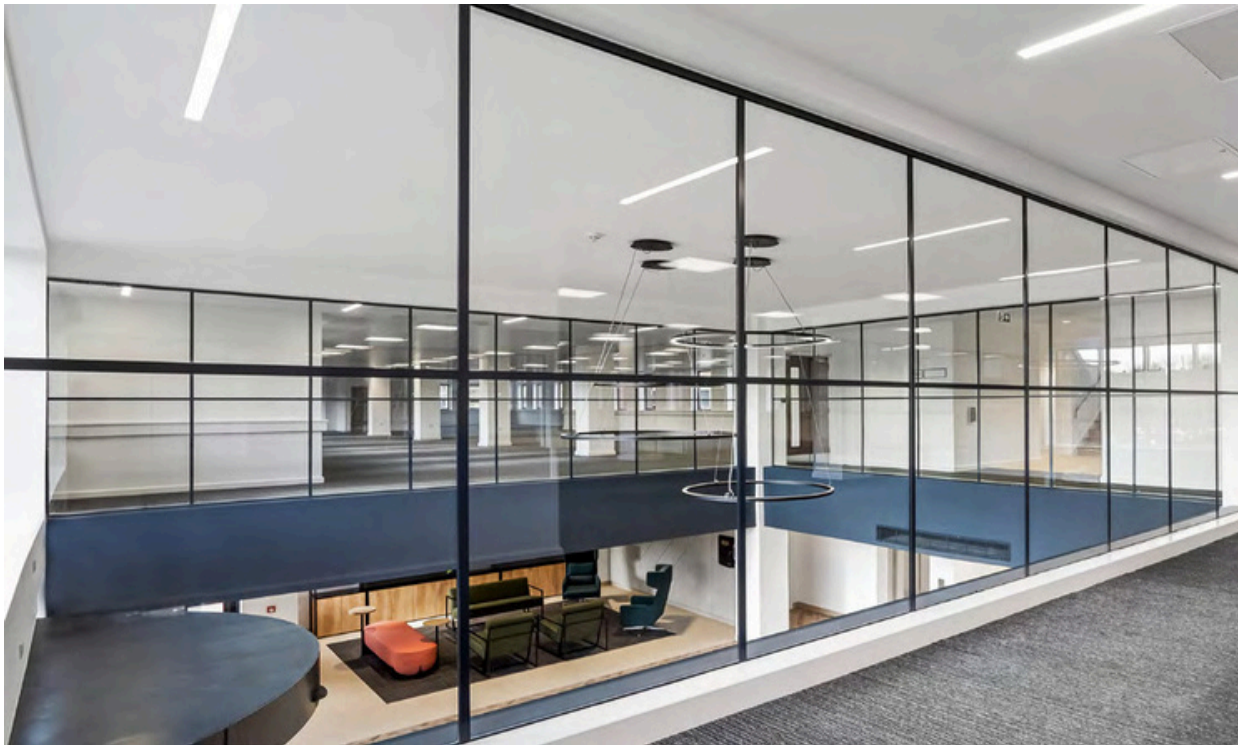
The building's reception has been completely remodelled to provide a prestigious double-height entrance foyer with the ground floor being ideally suited for collaboration space incorporating meeting rooms. The ground floor also includes extensive bike storage, showers and changing facilities.

The refurbishment was delivered with strong ESG credentials in mind, having used recycled materials where possible, sourced local materials, and a modern and efficient VRF heating and cooling system being installed. Extensive changing facilities and electric car charging points have also been included to encourage sustainable travel.





LAWNSWOOD HOUSE



GRADE A SPECIFICATION



24 HOUR ON-SITE
SECURITY

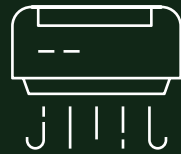


METAL SUSPENDED CEILING TILES
WITH LED LIGHTING



HIGH QUALITY

CARPETING AND
DECORATIONS THROUGHOUT



VRF AIR
CONDITIONING
(OCCUPATIONAL DENSITY
1 PERSON: 8 SQ M)

FULLY DDA
COMPLIANT



2X BRAND NEW
8 PERSON
PASSENGER
LIFTS



SECURE BICYCLE
STORAGE

WITH DRYING
FACILITIES



EXTENSIVE
SHOWER &
CHANGING ROOM
FACILITIES



CONTEMPORARY
WC FACILITIES

GENEROUS AND SECURE
PRIVATE CAR PARK

PROVIDING
140 SPACES

& ELECTRIC CAR
CHARGING



↑ FULL ACCESS RAISED FLOORS ↑

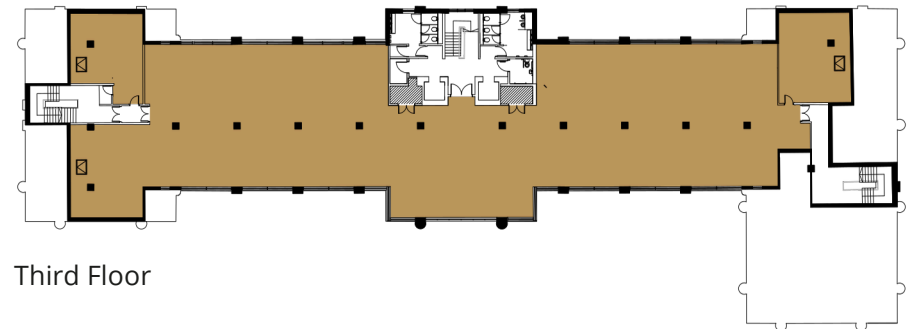
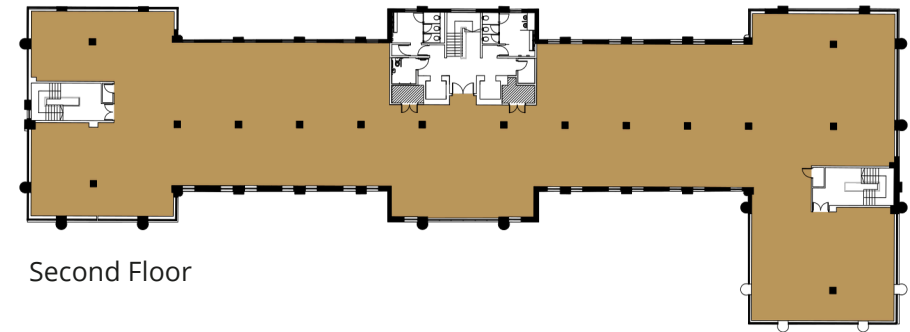
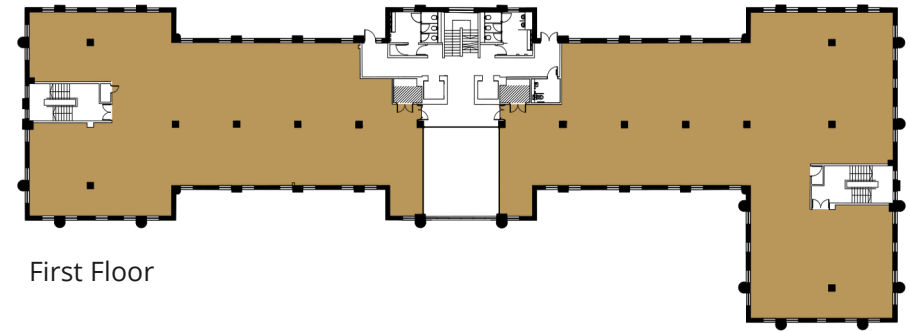
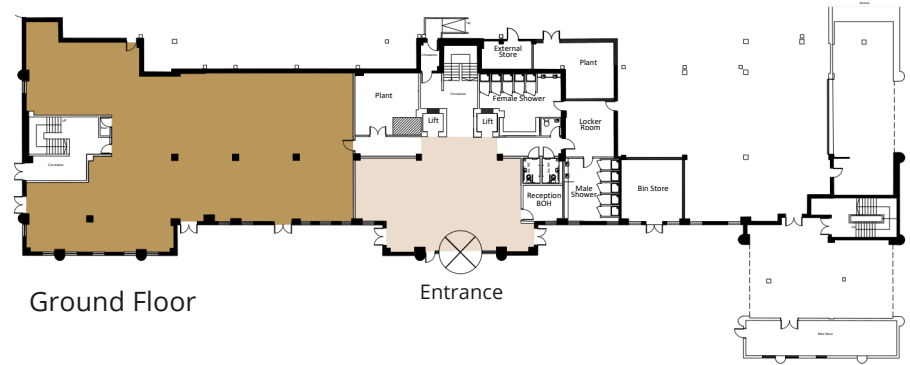
OFFICE FLOOR AREAS

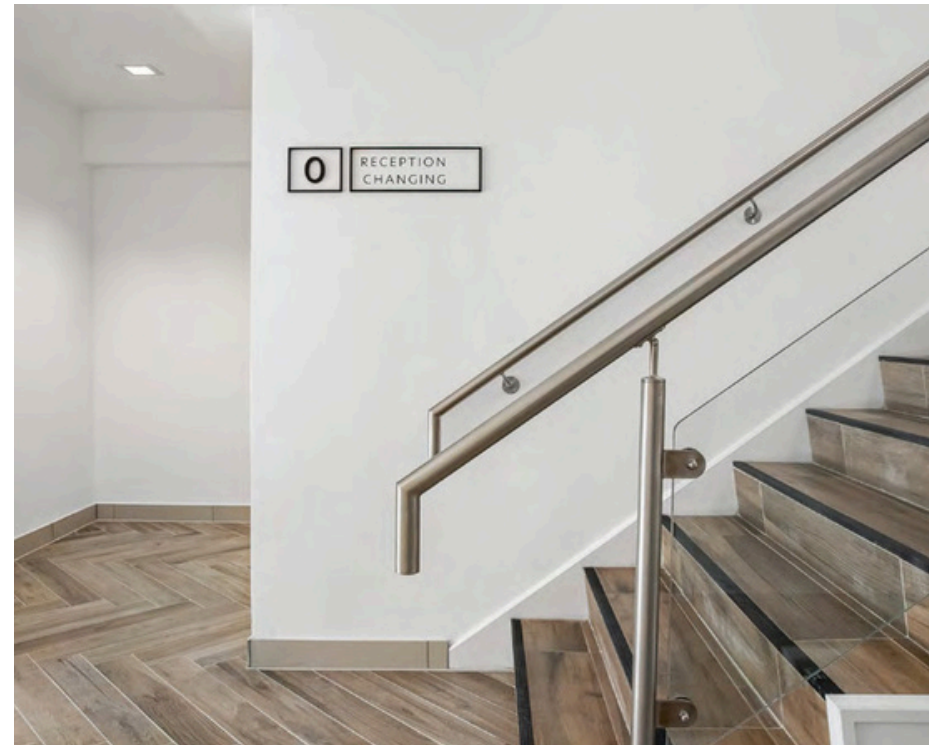
The building provides a flexible and efficient layout with a light and airy internal environment.

The building will provide the following accommodation:

Floor	NIA (Sq Ft)	NIA (Sq M)
Ground	LET	-
First - Suite B	LET	-
First - Suite A	6,049	562.0
Second	11,964	1,111.5
Third	7,800	724.6
TOTAL	25,813	2,398.1

Lawnswood House provides a private multi-storey car park with 140 spaces.





LAWNSWOOD BUSINESS PARK

Lawnswood Business Park is already home to a number of occupiers including:

- Zuru Toys
- Aramark
- Handelsbanken
- Fuel Card
- BHP Accountants
- Brenntag
- Wizu

Lawnswood House is prominently positioned on Lawnswood Business Park which comprises 8 high quality detached office buildings totalling almost 150,000 sq ft set in a mature landscaped environment of over 9 acres, providing excellent car parking, cycle storage and 24-hour security.

Substantial leisure and retail facilities are available at nearby Horsforth and Headingley with the Red Bean Café providing attractive café facilities on site.



LAWNSWOOD HOUSE | LS16 6QY



ON SITE CAFÉ

RED BEAN SERVING
COFFEE & FOOD



HIGH STREET

SHOPS, RESTAURANTS
& BANKS IN HORSFORTH



HEALTH & FITNESS

DAVID LLOYD & COOKRIDGE
HEALTH CLUB (2 MILES)

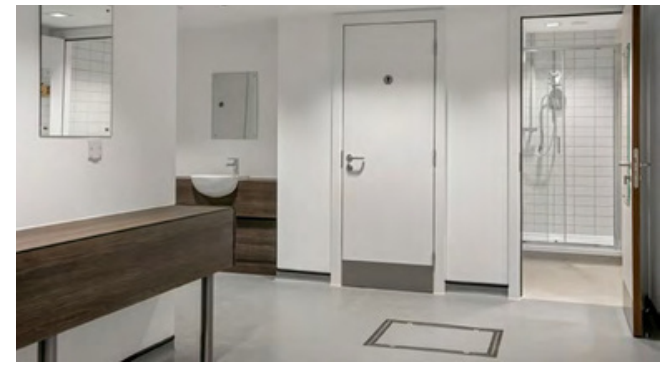
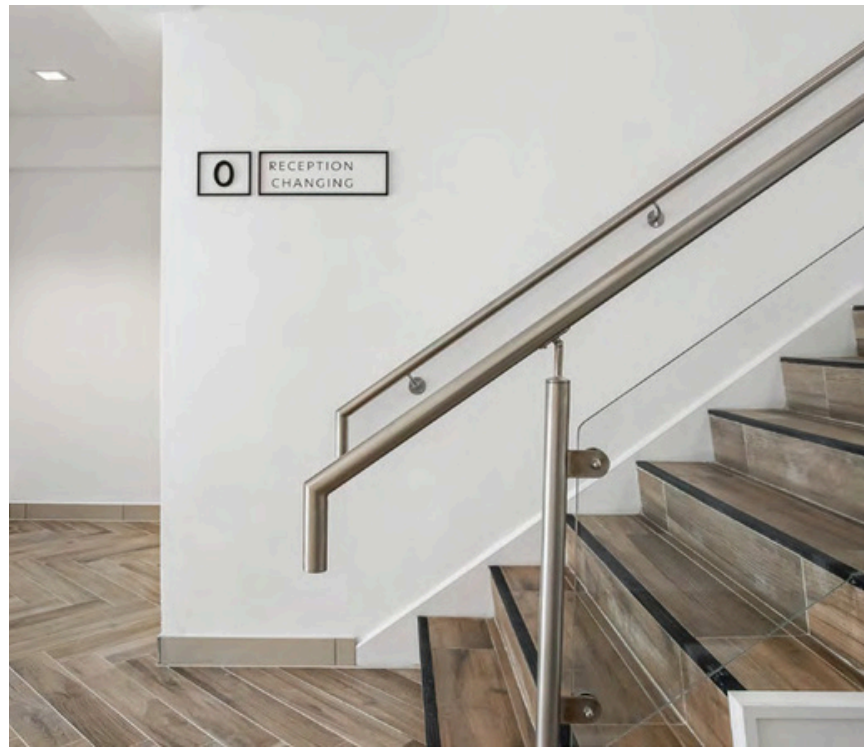


LAWNSWOOD HOUSE



RED BEAN
CAFÉ

RING ROAD
WEST PARK



PREMIER BUSINESS LOCATION

Lawnswood Business Park is North Leeds' premier business location.

Prominently located fronting the Leeds Outer Ring Road (A6120), Lawnswood Business Park is only 15 minutes from Leeds City Centre and readily accessible for the A660 and A65.

Horsforth train station is located 1.5 miles away and Kirkstall Forge train station 2 miles away, with a regular bus service to Leeds Bradford International Airport every 10 minutes.



15 MINS

LEEDS CITY
CENTRE



1.5 MILES

HORSFORTH
TRAIN STATION



EVERY 10 MINS

BUS TO LEEDS BRADFORD
INTERNATIONAL AIRPORT



Indicative Image.



FURTHER INFORMATION

LEASE TERMS

The office space is available to let on a floor-by-floor basis by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

The building has an EPC of B.

RATEABLE VALUE

Interested parties should contact the VOA for further information.

FURTHER INFORMATION

For further information or for viewings please contact the joint agents:

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L A W N S W O O D
B U S I N E S S P A R K

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

☒ Designed and produced by kubiakcreative.com Updated 02/26