



RENT
£13.50
(per sq ft)



SERVICE CHARGE
£TBC
(per sq ft)



RATES PAYABLE
£TBC
(per sq ft)



EPC RATING
TBC



5 Airport West

Lancaster Way, Yeadon, Leeds, LS19 7ZA

Office | Leasehold | Suites from 5,082 Sq Ft - 10,197 Sq Ft



TO LET



Location

Airport West is situated opposite Leeds Bradford International Airport to the north west of Leeds city centre. The development is accessed directly from Warren House Lane adjacent to its intersection with the A658 Harrogate Road, occupying a strategic location for businesses and commuters in north Leeds, Harrogate and Ilkley. On-site amenities include a Costa Coffee and Hawthorne Pub & Restaurant, with a variety of additional retail and leisure amenities on offer within Yeadon Town Centre less than 5 mins drive away by car.



Description

Airport West comprises a development of eight high-quality detached office buildings set within a pleasant landscaped business park in an easily accessible north Leeds location.

Unit 5 is a self-contained two-storey building offering high quality, air conditioned office accommodation benefiting from its own private car parking offering 38 spaces. The property has been subject to a comprehensive refurbishment throughout and now provides superb open-plan office accommodation with LED lighting, raised access floors and air conditioning across the ground and first floors, which both enjoy excellent natural light from all elevations.

The building can be let as a whole providing a rare opportunity to secure a self-contained private HQ office of just over 10,000 sq ft or alternatively, the floors can be let separately with each level benefitting from its own brand new fitted kitchen and refurbished WCs.



Accommodation

The accommodation comprises the approximate areas:

Floor	Sq Ft	Sq M
Ground	5,082	472.13
First	5,115	475.20
Total	10,197	947.33



Amenities



Full Access Raised
Floors



Suspended Ceiling
Inset LG7 Lighting



Lift





Further information



Lease Terms

Unit 5 is available to let either as a whole or on a floor by floor basis on a new effective Full Repairing and Insuring lease on terms to be agreed.

Rent

£13.50 per sq ft.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC Certificate can be provided on request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

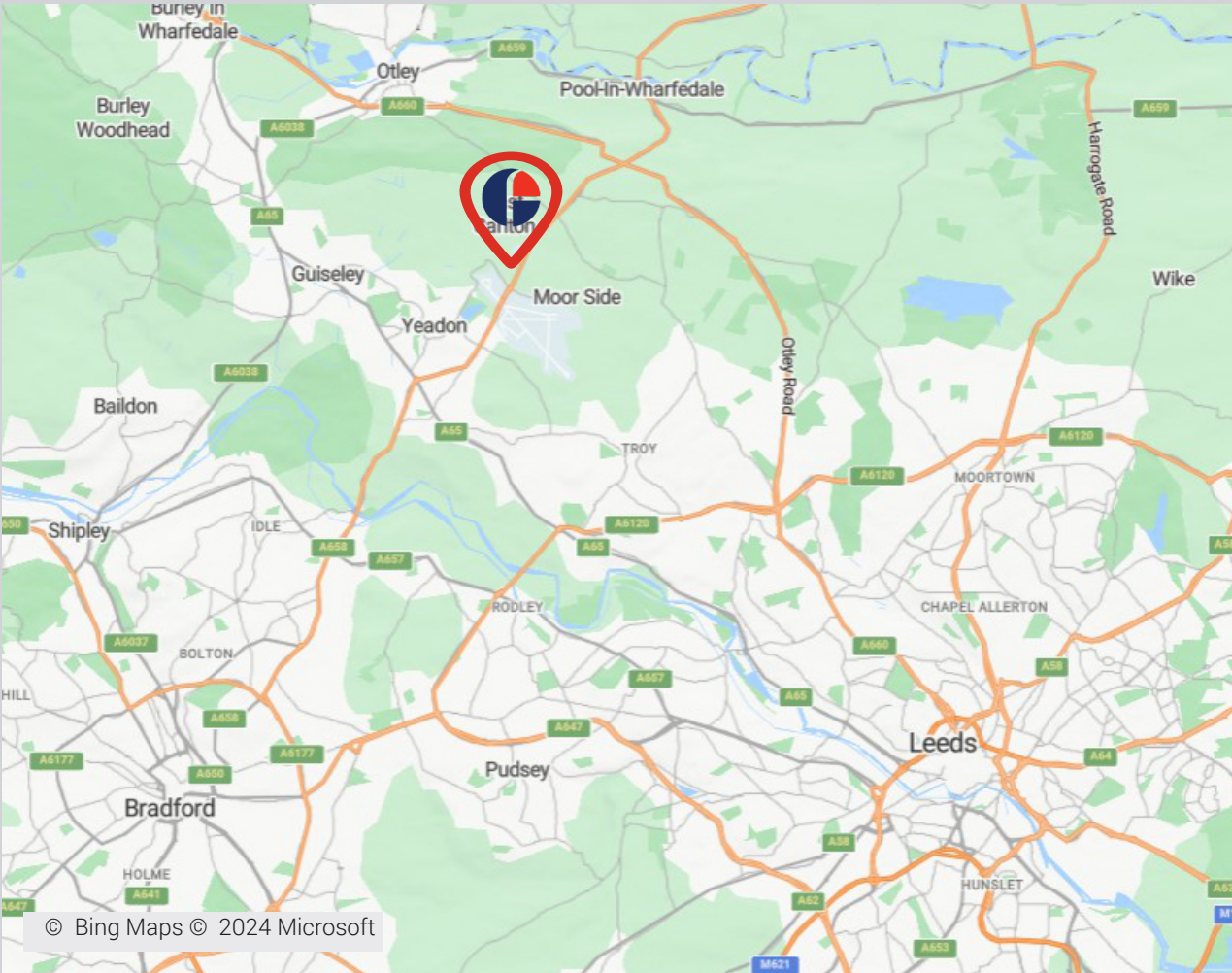
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



5 Airport West, Yeadon, LS19 7ZA



Approximate Travel Distances



Locations

- Otley - 3.2 miles
- Leeds - 8 miles
- Bradford - 8 miles



Nearest Station

- Guiseley Station - 3 miles



Nearest Airport

- Leeds Bradford - 0.5 mile



Viewings



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Particulars dated May 2024. Photographs dated May 2024.