

# MAYESBROOK HOUSE

FINAL SUITE - 1<sup>ST</sup> FLOOR  
CONTEMPORARY WORKSPACE

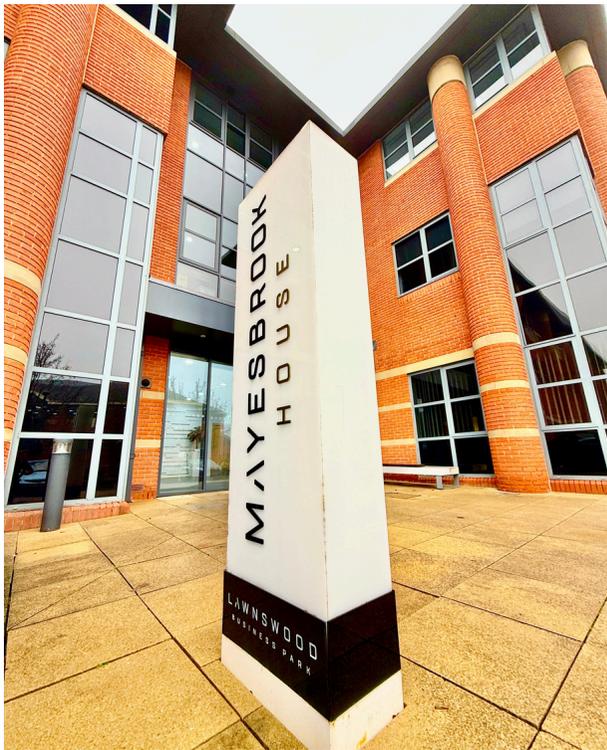
PREMIER BUSINESS  
LOCATION

# TO LET

1,700 SQ FT  
with allocated parking

LAWNSWOOD BUSINESS PARK  
LEEDS OUTER RING ROAD  
NORTH LEEDS • LS16 6QY





# GRADE A SPECIFICATION

FULL ACCESS RAISED FLOORS



24 HOUR ON-SITE SECURITY



METAL SUSPENDED CEILING TILES WITH LED LIGHTING



AIR CONDITIONING

DDA COMPLIANT



PASSENGER LIFTS



CYCLE STORAGE



SHOWER ROOM

DEDICATED CAR PARKING

# P



## LOCATION

Lawnswood Business Park is north Leeds' premier office destination, strategically positioned just 5 miles from Leeds city centre. With excellent connectivity via the A6120 outer ring road, the park offers immediate access to Headingley and Horsforth, placing occupiers within easy reach of vibrant town centre amenities.

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.



## THE SUITE

This final 1,700 sq ft first-floor suite provides a rare opportunity to secure high-quality, Grade A office space. Ready for immediate occupation, the suite benefits from a fitted meeting room and kitchen, raised access flooring, energy-efficient lighting, and full air-conditioning. Light, airy and modern, it is complemented by six dedicated parking spaces in this prime North Leeds location.

## LEASE TERMS

This suite is offered to let 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 to arrange a viewing please contact:



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**LAWNSWOOD**  
BUSINESS PARK

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