

AILSA HOUSE

TO LET MODERN AIR-CONDITIONED
OFFICES WITH ON-SITE PARKING

2ND FLOOR WEST | **4,505 SQ FT** | TURNBERRY PARK, WAKEFIELD ROAD, GILDERSOME, LEEDS LS27 7LE



LOCATION

AILS HOUSE OCCUPIES A PRIME POSITION ON TURNBERRY PARK, A WELL-ESTABLISHED BUSINESS DESTINATION STRATEGICALLY LOCATED CLOSE TO JUNCTION 27 OF THE M62 (M621 INTERCHANGE), APPROXIMATELY FOUR MILES SOUTH-WEST OF LEEDS CITY CENTRE.

The property benefits from excellent visibility and frontage onto the A650 Bradford/Wakefield Road, offering outstanding accessibility and direct connections to the West Yorkshire conurbation and the wider motorway network.

Ailsa House also enjoys close proximity to a wealth of local amenities at Birstall Shopping Park, which hosts a wide range of leisure and retail facilities. Occupiers include Showcase Cinemas, IKEA, Next, Marks & Spencer, Curry's, Barker and Stonehouse and a variety of popular food and beverage outlets.



DESCRIPTION

AILSAL HOUSE PROVIDES HIGH-QUALITY OFFICE ACCOMMODATION ACROSS THE GROUND, FIRST AND SECOND FLOORS, DESIGNED TO OFFER BOTH COMFORT AND EFFICIENCY FOR OCCUPIERS.

Located at the entrance to the Turnberry Park estate, Ailsa House is a modern three-storey office building featuring attractive brick and composite panel elevations complemented by extensive glazing, creating a contemporary and professional appearance.

SPECIFICATION INCLUDES:



AIR-CONDITIONING



FULL ACCESS RAISED FLOORS



IMPRESSIVE FULL-HEIGHT ENTRANCE ATRIUM



SUSPENDED CEILINGS



ENERGY-EFFICIENT LED LIGHTING



KITCHEN FACILITIES ON EACH FLOOR



NEW HIGH-QUALITY CARPETING THROUGHOUT



TWO PASSENGER LIFTS



DISABLED ACCESS AND FACILITIES



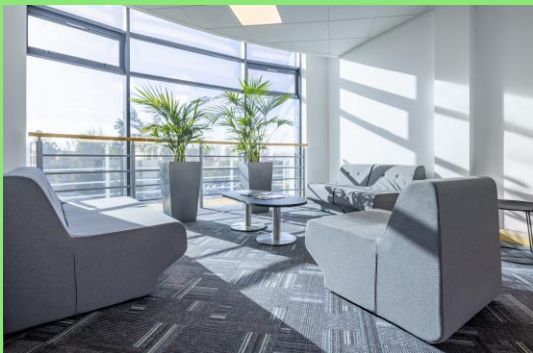
ON-SITE COMMISSIONAIRE



EXCELLENT CAR PARKING PROVISION

B 26-50

EXCELLENT ENERGY EFFICIENCY



AILS A HOUSE COMBINES STRONG VISUAL APPEAL WITH PRACTICAL DESIGN, OFFERING A MODERN AND WELCOMING WORKING ENVIRONMENT WITHIN ONE OF LEEDS' MOST ACCESSIBLE BUSINESS LOCATIONS.

TERMS

2nd Floor West is available by way of new full repairing and insuring leases for a term to be negotiated and agreed.

EPC

Ailsa House has an EPC rating of B (47).

PARKING

2nd Floor West benefits from 20 on-site secure parking spaces.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT THE JOINT AGENTS:



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