

Mills Shaw

Leeds LS11 8EG

1,765-15,957 sq ft

TO LET Modern office suites within attractive HQ style building with on-site car parking



Situated within spacious landscaped grounds

Millshaw is an attractive and substantial, purpose-built modern office building.

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.

Set within attractive landscaped surroundings, Millshaw provides occupiers with a professional HQ-style working environment together with generous on-site parking, secure access and flexible office accommodation suitable for a range of business requirements.

Accommodation

Floor	suite	sq ft
Ground Floor Office	Suite One	1,765
First Floor Office	Suite One	2,400
First Floor Office	Suite Two	3,692
First Floor Office	Whole	8,100

The property benefits from the following specification:



On site car parking



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



Secure 24-hour access



Bookable meeting rooms



Strategically positioned location

The Millshaw occupies a highly prominent location fronting the Leeds Outer Ring Road (A6110), approximately 0.5 miles from Junction 1 of the M621 motorway.

The property benefits from exceptional connectivity to Leeds city centre, the wider Yorkshire region, and the national motorway network via the M1 and M62. The building sits within a well-established commercial and industrial hub, close to the White Rose Shopping Centre and a broad range of retail and leisure amenities. Leeds city centre is readily accessible within approximately 10 minutes' drive, whilst Leeds Railway Station provides regular national rail services throughout the UK.

Home to the long-established Evans Property Group, the Millshaw Building forms part of one of South Leeds' most recognisable commercial locations, offering occupiers a combination of strong roadside prominence, excellent accessibility and proximity to a substantial labour pool. The surrounding area continues to benefit from ongoing commercial investment and regeneration, reinforcing its position as a key business destination within Leeds.





Parking

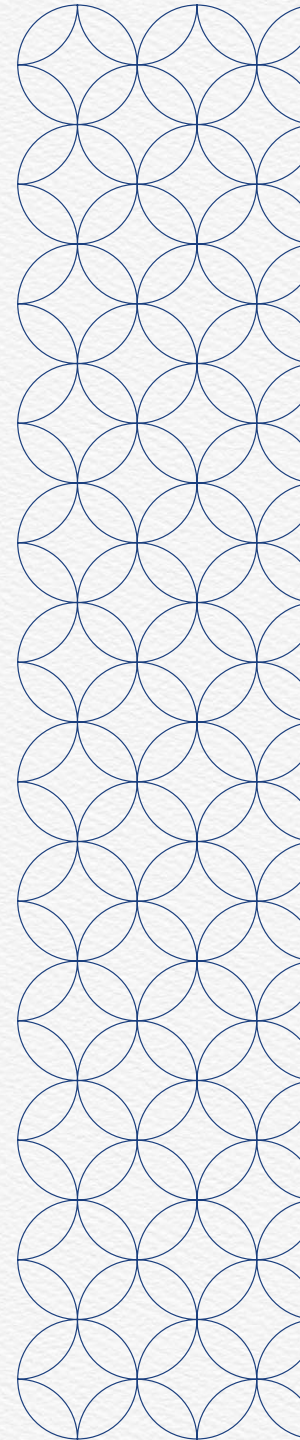
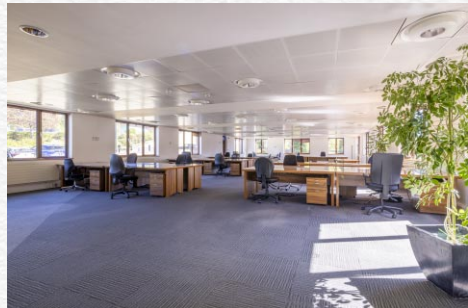
There are a very generous number of on-site car parking spaces available for the use of an occupier, please contact the sole agent for further information.

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).

EPC

The EPC is available upon request.



Further information

For any further information or to arrange a viewing please contact the sole letting agent.



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