

TO LET

HIGH QUALITY MODERN OFFICE BUILDING WITH PARKING

2,385 – 4,786 sq.ft.



- Recently refurbished
- Air Conditioning
- Modern Workspace
- Substantial Car Parking

FOCUS WAY, YEADON, LEEDS, LS19 7DB

LOCATION

The office building is situated 2 miles from Leeds Bradford Airport, which is approximately a 12 minute drive from the property. The property is accessed by the road network of the A658 connecting the property to the city of Bradford and the A65 the arterial road leading to the centre of Leeds.

Apperley Bridge Railway Station is located 1.7 miles from the property, providing direct service into Leeds. The property is served by a bus service which is an 8 minute walk away, notably the No.33 Bus providing a service to the city centre of Leeds.

The property is in close proximity to amenities, such as a Sainsbury's Local, a 5 minute walk from the property. Also, the Westside Retail Park is 1.2 miles from the location and contains retailers such as Costa and ASDA.

DESCRIPTION

The property comprises a purpose built 4 storey office building with dedicated car park to the rear. The building is currently in 'shell' specification which would give an incoming tenant a unique position to work with the landlord to provide a specification to suit their business needs.

ACCOMMODATION

The property comprises a total of **7,500 sq ft** NIA over three floors:-

Ground Floor	221 sq m	2,385 sq ft
First Floor	223 sq m	2,401 sq ft
Total	444 sq m	4,786 sq ft

The property is available as a whole or on a floor-by-floor basis.

PARKING

The property has a dedicated car park to the rear with approximately **40** marked car parking spaces.

RATES

The property will need to be assessed for Rating purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed as having an energy rating of **B (44)**. A full copy of the EPC is available on request.

TERMS

The property will be available to let by way of a new lease direct from the Landlord. Rent is available upon application.

VAT

The property is elected for VAT.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent:-

CARTER TOWLER
0113 245 1447

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