



## Unit 5

Killingbeck Court, York Road, Leeds, LS14 6UF

### High Quality First Floor Office

**1,450 sq ft**  
(134.71 sq m)

- On site parking
- High quality finish



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## Summary

<b>Available Size</b>	1,450 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	All figures quoted are exclusive of VAT
<b>Legal Fees</b>	Each party to be responsible for their own legal fees incurred in this transaction
<b>EPC Rating</b>	Upon enquiry

## Description

This high quality office unit is currently split down into a range of suites and could be let as 2 individual suites.

The property benefits from excellent on site parking and internally, benefits from a high quality finish, is fully carpeted and heated, ready for immediate occupation.

## Location

Killingbeck Court is situated adjacent to the A64, approximately 3 miles from Leeds City Centre. The site has excellent connectivity to the City Centre, the Outer Ring Road and the main arterial routes in and around the region.

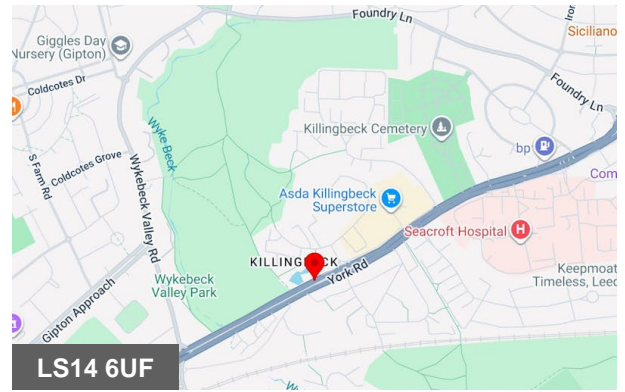
There are excellent amenities adjacent to the site.

## Terms

The property is available to let for a term to be agreed. Rent on application.

## Service Charge

A service charge is levied as a contribution to the management and maintenance of common areas of the estate.



## Viewing & Further Information

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