

To Let

Seven | Airport West

375 - 5,500 sq ft

High Quality **Grade A Offices**

Airport West, Harrogate Road Leeds **LS19 7ZA**







Description

Airport West is a high quality Grade A office park and comprises 8 self-contained office buildings with Unit 7 being very prominent, fronting Harrogate Road. The office park has been attractively landscaped with a good provision of car parking with amenities on the doorstep being Hawthorne Farm Family Pub and Restaurant, and a wealth of amenities at nearby Yeadon.

Occupiers at Airport West include Romero Insurance, Interface Clinical Services, Firth Parish Accountants and Filtronic.

North/north west Leeds continues to be a popular office location with a good level of demand. Airport West continues to be an attractive proposition to the market.

Specification

Unit 7 comprises a modern detached office building, which is well appointed with a Grade A specification with accommodation arranged over three levels. The specification includes the following:

- Air Conditioning
- Full access raised floors
- 8 person passenger lift
- LED lighting
- Fully carpeted
- Gas fired central heating
- Feature double height entrance foyer
- Dedicated car parking spaces
- Attractive landscaped environment including CCTV monitoring

Accommodation

The building provides the following floor areas:

GROUND FLOOR	Fully Let
FIRST FLOOR	2,319 sq ft
SECOND FLOOR (SUITE 1)	375 sq ft
SECOND FLOOR (SUITE 2)	378 sq ft
SECOND FLOOR (SUITE 3)	970 sq ft
SECOND FLOOR (SUITE 4)	1,200 sq ft
TOTAL	**5,242 sq ft**

Car Parking

We are able to offer car parking at a ratio of 1 space per 290 sq ft. Additional spaces are available at the adjacent Coney Park by way of a separate agreement.

Rates

We would advise interested parties to make their own enquiries with the local Rating Authority in regards to the Rateable Values of the suites.

EPC

The building has an EPC of B (45).

Terms

Available by way of new FRI lease direct from the landlord. Rent on application. Short term and flexible deals will be considered.

CARTER TOWLER
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FURTHER INFORMATION

Viewing arrangements and other particulars are available from the retained agent Carter Towler.

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