



Great Eastern House, Wakefield Road, Leeds LS10 3DQ

PRELIMINARY
ANNOUNCEMENT

High Quality Refurbished Offices

8,683 Sq Ft
(807 Sq M)

Great Eastern House, Wakefield Road, Leeds LS10 3DQ

DESCRIPTION

Junction 7 Business Park comprises three self-contained high quality office units situated in a courtyard development with each building benefiting from dedicated private parking. The development has been constructed to a high specification and Great Eastern House is currently undergoing refurbishment.

- ✓ Immediate access to the motorway network at J7 M621
- ✓ 25 dedicated car parking spaces
- ✓ Undergoing refurbishment
- ✓ Suspended ceilings with LED lighting
- ✓ Full access raised floors
- ✓ Gas fired central heating

LOCATION

Junction 7 Business Park is strategically situated on Wakefield Road just off Junction 7 of the M621 motorway, less than 2 miles south east of Leeds City Centre. The location provides excellent access to the M1, M62, A1 and Leeds City Centre.

Leeds Bradford International Airport is an approximate 30 minute drive and there are regular buses on Wakefield Road.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	4,341	403
First Floor	4,342	403
Total	8,683	807

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

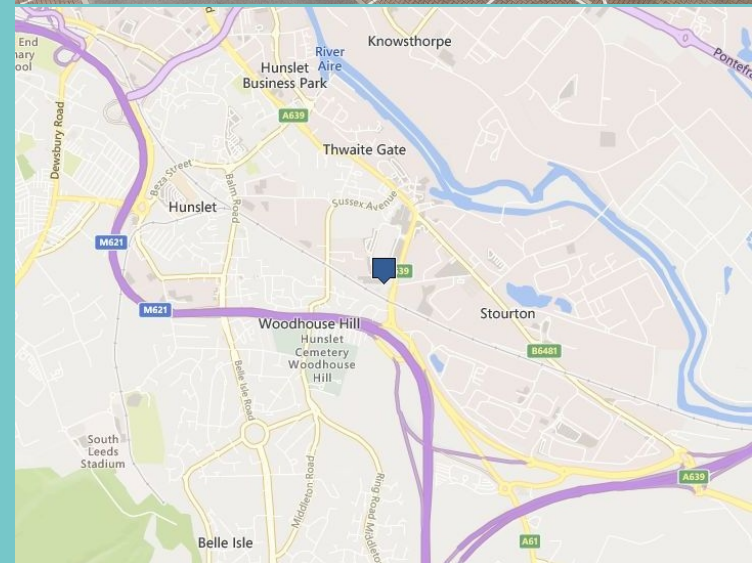
BUSINESS RATES

Rateable Value : £75,500

TERMS

To Let on a new full repairing and insuring lease for a term of years to be agreed.

EPC The property has an EPC rating of C (51).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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