



Unit 14A Swordfish Way

Leeds, LS25 6NG

GROUND FLOOR OPEN PLAN OFFICE

1,692 sq ft
(157.19 sq m)

- Established Sherburn Industrial Estate location
- Strong A1(M), M1 & M62 connectivity
- Flexible open-plan office with meeting rooms
- Kitchenette and WC facilities
- Good natural light and modern specification

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Summary

Available Size	1,692 sq ft
Rateable Value	£15,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises a ground floor office providing predominantly open plan accommodation with a separate glazed partitioned meeting room, together with an additional meeting room to the rear. The space also benefits from a small kitchenette and WC facilities. Further features include suspended ceilings with inset lighting, carpeted flooring, perimeter radiators and good natural light from surrounding windows.

Location

14A Swordfish Way is located on the well-established Sherburn Industrial Estate in Sherburn in Elmet, approximately 15 miles east of Leeds, with excellent access to the A1(M) via the nearby A63. The property therefore benefits from strong connectivity to the wider motorway network, including the M1 and M62, making it an ideal location for businesses requiring convenient regional and national access.

Viewings

By appointment only, please contact the agent direct.

Terms

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



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