



## Mortec Office Park

York Road, Leeds, LS15 4TA

### High Quality Office Space in Established Business Location

**221 to 1,997 sq ft**  
(20.53 to 185.53 sq m)

- Situated on Secure Office Park
- Excellent Transport Links
- Modern Offices
- Generous Car Parking

# Mortec Office Park, York Road, Leeds, LS15 4TA

## Summary

<b>Available Size</b>	221 to 1,997 sq ft
<b>Rent</b>	£20 - £23 per sq ft
<b>Business Rates</b>	An occupier may be able to benefit from small business rates subject to satisfying the usual criteria. Please contact the sole letting agents for further information.
<b>Car Parking</b>	There is ample on-site car parking available at no additional cost.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Property graded as B-D

## Location

The property forms part of the popular Mortec Business Park, located at the junction of A64, (York Road), and A6120 (Leeds Outer Ring Road – new extension), in a convenient and well known position, approx. 4.75 miles to the north east of Leeds City Centre, and just over 4 miles south west of junction 44 of the A1 (M), which gives excellent access to the motorway network.

Mortec Business Park is not only convenient to Leeds, and the Motorway Network, but the Leeds outer Ring Road, also gives excellent access to the west Yorkshire conurbation generally.

## Description

Mortec Park is a well-established, secure office park situated on landscaped grounds. The offices have been refurbished to a good standard to provide stylish and contemporary business space. Mortec benefits from bookable meeting rooms, it's own reception area with an on-site commissioner, an on-site nursery, basement storage and ample secure car parking.

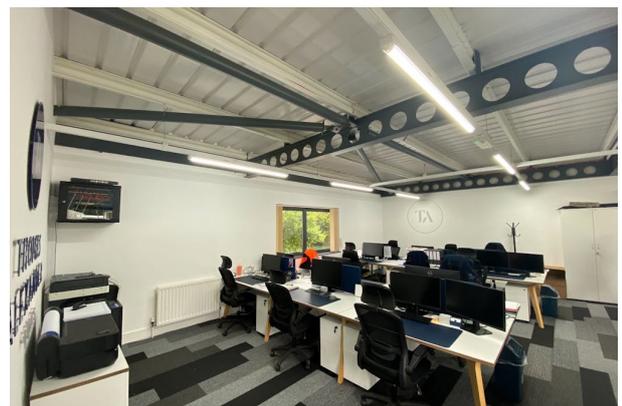
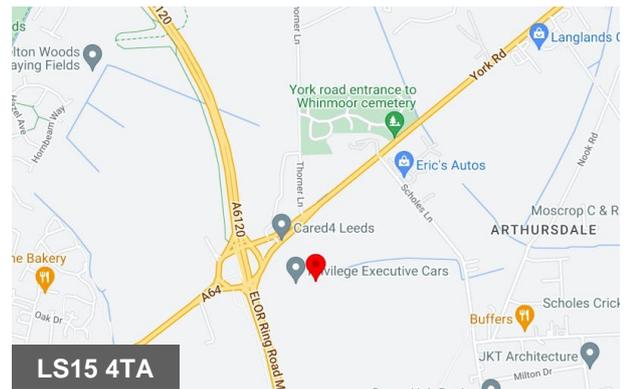
## Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - 1.8	264	24.53	Available
Unit - Unit 2.6	221	20.53	Available
Unit - 1.5	264	24.53	Available
Unit - Unit 2.5	286	26.57	Available
Unit - Unit 6B	962	89.37	Available
<b>Total</b>	<b>1,997</b>	<b>185.53</b>	

## Terms

Each suite is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed. Flexible terms may be available.



## Viewing & Further Information



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