



1 Airport West

Lancaster Way, Leeds, LS19 7ZA

TO LET - RECENTLY REFURBISHED HIGH QUALITY OFFICE SUITES

2,121 to 2,272 sq ft
(197.05 to 211.08 sq m)

- ON SITE CAR PARKING
- RECENTLY REFURBISHED TO A HIGH STANDARD
- GLASS MEETING ROOM IN SITU
- FLEXIBLE TERMS AVAILABLE

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Summary

Available Size	2,121 to 2,272 sq ft
Rent	£12.50 per sq ft
Rates Payable	£3.94 per sq ft
Rateable Value	£16,750
Service Charge	£5.89 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (42)

Location

Airport West lies in a prominent position fronting the A658 Harrogate Road, adjacent to Leeds Bradford Airport. The development is north Leeds' premier office park and occupies a strategic location for commuters living in the golden triangle / square of north Leeds, Wetherby, Harrogate and Ilkley. There is quick and easy access to both Leeds and Bradford city centres as well as regular bus services running along Harrogate Road, Warren House Lane and to the airport terminal. Horsforth rail station is on the Leeds / York line via Harrogate and Guiseley rail station provides access to Leeds, Bradford and Ilkley.

Description

Unit 1 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:

- Comfort cooling
- LED Lighting
- Privately partitioned glass meeting room
- Kitchen facility
- W/Cs
- Gas fired central heating
- Raised floors
- Feature double height entrance foyer
- Attractive landscaped environment including CCTV monitoring
- Fully carpeted throughout

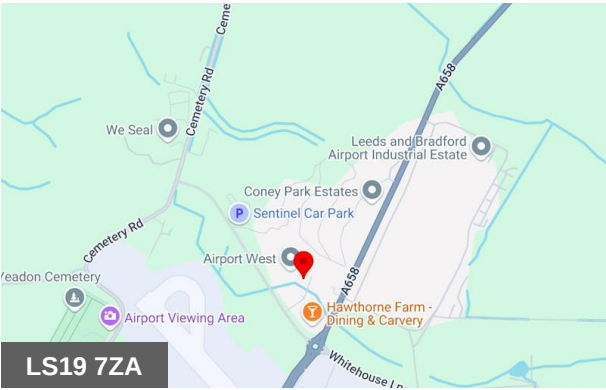
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Part 2nd Floor	2,121	197.05	Available
1st - Part	2,272	211.08	Available
Total	4,393	408.13	

Viewings

To arrange a viewing, please contact the sole letting agent.



Viewing & Further Information



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