



LAWNSWOOD
BUSINESS PARK

NORTH LEEDS • LS16 6QY
WWW.LAWNSWOODBUSINESSPARK.CO.UK



THE PREMIUM PARK

Lawnswood Business Park is North Leeds' premier business location and is already home to a number of major occupiers including BMA, HM Customs & Excise, Fuel Card, BHP Accountants, Brenntag and Henderson Insurance.





ESTABLISHED

Lawnswood Business Park comprises eight high quality detached office buildings set in a mature landscaped environment with excellent car parking, cycle storage and 24 hour security.

The prestigious location fronting the Leeds outer ring road (A6120) provides occupiers with an exceptional working environment for their business at competitive prices.

Lawnswood Business Park boasts a wide range of building and suite sizes with the ability to meet varied occupier demands.

Sizes range from individual suits of 1,900 sq ft to a self-contained building of 15,152 sq ft with a wide range of potential options available in between. Please contact the agents to discuss your specific requirements further.

- | | |
|-----------------------|------------------------|
| 1 RICHMOND HOUSE | 2 VICTORIA HOUSE |
| 3 MAYESBROOK HOUSE | 4 ALPHA HOUSE |
| 5 ALEXANDRA HOUSE | 6 GLADSTONE HOUSE |
| 7 PETER BENNETT HOUSE | 8 CALEDONIA HOUSE |
| 9 PARKSTONE AVENUE | 10 RING ROAD WEST PARK |



Lawnswood Business Park offers high specification offices providing modern open plan comfort cooled accommodation with contemporary finishes throughout.

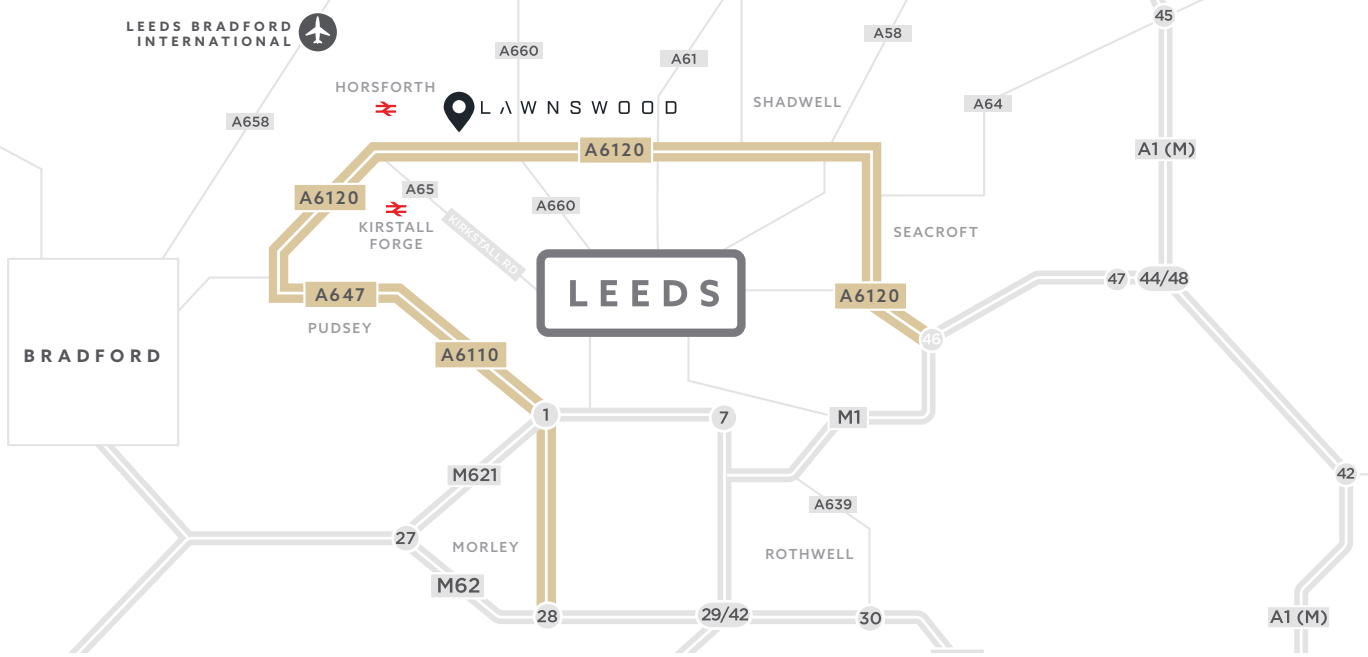
A variety of accommodation is available ranging from suites of 1,900 sq ft to a self-contained building of 15,152 sq ft. Please contact the letting agents for confirmation of the latest availability.



QUALITY

Lawnswood Business Park provides impressive high quality office space that incorporates the following specification:

- Raised access floors
- Comfort cooling
- Quality carpeting and decorations throughout
- Suspended ceilings with integrated lighting (LED in part)
- Full DDA Compliance
- Male, female and disabled wc's
- Shower facilities
- Bicycle storage
- 24 Hour Security
- Excellent car parking ratio
- On-site management



COMMUNICATIONS

Prominently located on the Leeds outer Ring Road A6120. Only 5 miles from Leeds City Centre. Readily accessible from the A660 & A65.

Horsforth train station is located 1.5 miles away and Kirkstall Forge station 2 miles away, with a regular bus service to Leeds Bradford airport every 10 minutes.

ROAD

- Directly fronting the Leeds Outer Ring Road (A6120)
- 5 miles to Leeds City Centre
- Close to the A660 and the A65 norther arterial routes
- Well connected to the region's motorway network
- Frequent bus routes between the park and the city centre

RAIL

- 11 minutes from Horsforth Station to Leeds City Centre
- 6 trains per hour on peak to city centre
- 6 minutes from Kirkstall Forge Station to Leeds City Centre

AIR

- Leeds Bradford International Airport 10 minutes by road
- Direct flights to over 70 international destinations
- Daily domestic flights



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quotes are approximate.

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