

sugar mill business park

OAKHURST AVENUE ■ DEWSBURY ROAD ■ LEEDS ■ LS11 7HL

Canmoor



A range of Refurbished Office Accommodation Available - A solution for every business

100 to 20,000 sq ft **TO LET**

- Secure Business Environment
- On Site Management Team
- Flexible Affordable Office Space
- Flexible Terms
- 24 Hour Access
- On Site Cafe
- Meeting & Conference Rooms for Hire
- Close to Shopping and food outlets

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DESCRIPTION

SUGAR MILL BUSINESS PARK provides high quality office accommodation benefiting from a £1 million refurbishment. They offer a variety of accommodation available to satisfy a wide range of business needs from one person offices suites right through to requirements of up to 20,000 sq.ft.

The site consists of 2 buildings; the Sugar Mill and The Sugar Refinery and a range of external units / workshops home to over 60 occupiers.

ACCOMMODATION

SUGAR MILL BUSINESS PARK offers a wide range of office accommodation which will suit all types of business requirements.

All of the offices, suites and units on Sugar Mill Business Park are unique ranging from small open plan offices to larger self contained suites with small offices or meeting rooms, kitchens and WC facilities. A viewing of Sugar Mill Business Park is recommended to fully appreciate the range of accommodation available on site.



SUGAR MILL BUSINESS PARK is situated off Dewsbury Road (A653) just 2.5 miles from Leeds city centre and provides high quality office accommodation. This landmark building has played a large role in employment for the local community since the turn of the 20th century and is now home to a vibrant Business Community.

FEATURES

- Ample car parking
- Landmark building
- Fantastic views across Leeds
- 8 person passenger lift
- Double glazing
- LG7 compliant lighting
- Air-conditioning to a number of suites
- Suspended ceilings
- Compartmental perimeter trunking
- Shared kitchen facilities on every floor



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Conveniently located just off the A653

COMMUNICATIONS

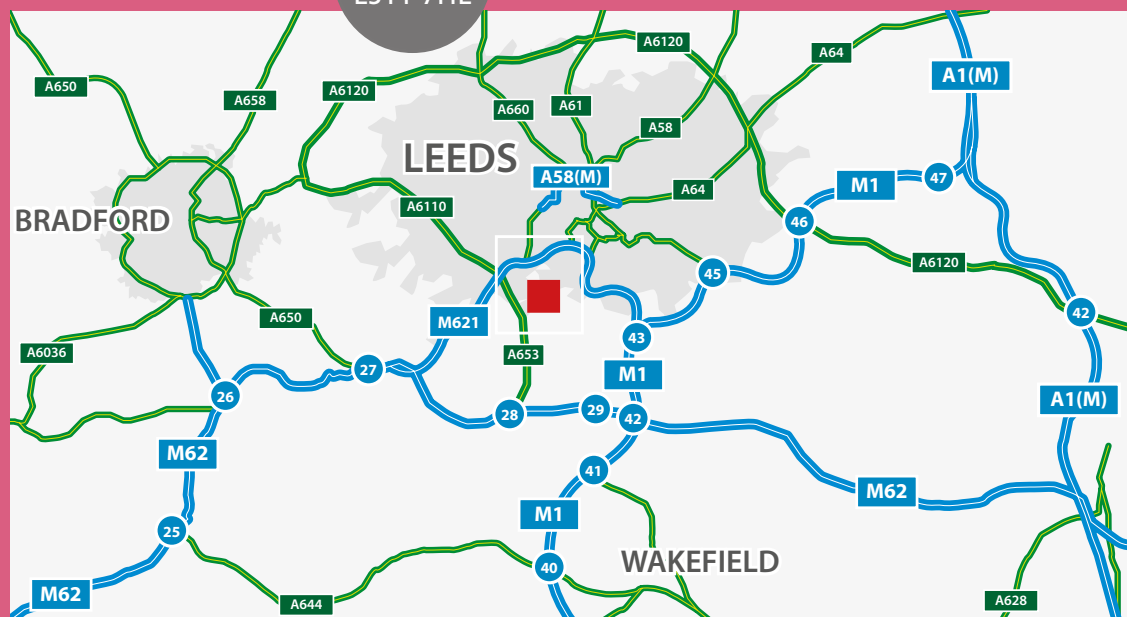
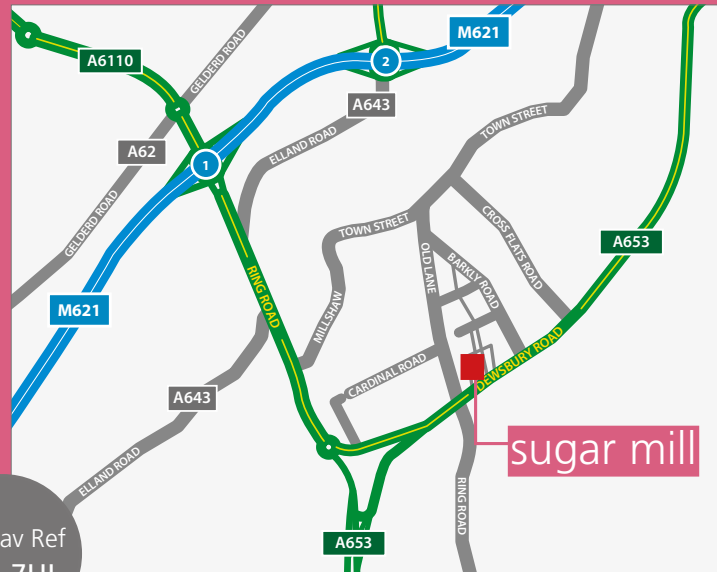
■ Leeds Ring Road (A6110)	½ mile
■ Leeds City Centre	2 ½ miles
■ M621 - J1 & 4	2 ½ miles
■ M62 - J28	3 miles

TRAVEL BY BUS

- Number 2, 3, 3A or 25 from the Corn Exchange in Leeds City Centre
- Number 76 from Park Row
- Number 418 from the Central Bus Station

TRAVEL BY RAIL

- City Centre Station is 2.5 miles from Sugar Mill Business Park (15 mins by car)



LOCATION

SUGAR MILL BUSINESS PARK is situated just off Dewsbury Road (A653) only 2.5 miles south of Leeds city centre and under 1/2 mile from the Leeds ring road (A6110). The property has excellent road access being only a short distance from the M621 motorway at Junctions 1 and 4, and the M62 motorway at Junction 28.

FURTHER INFORMATION

For further information please contact the the joint letting agent or Centre Manager;

Caroline Wright

Sugar Mill Centre Manager

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TERMS

Units are available to lease on standard institutional terms.

PROPERTY CONSULTANTS
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