

To Let

High Quality Office Buildings with Parking

1,430 - 12,520 sq ft

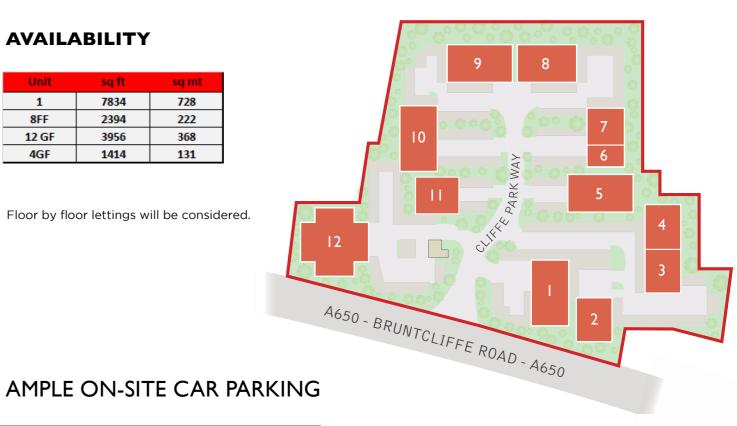


Cliffe Park is a well established Business Park comprising 12-self contained office buildings totalling over 65,000 sq ft all set within landscaped grounds with ample car parking.

# **AVAILABILITY**

Unit	sq ft	sq mt
1	7834	728
8FF	2394	222
12 GF	3956	368
4GF	1414	131

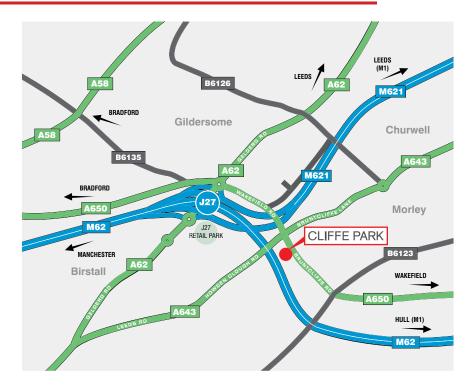
Floor by floor lettings will be considered.



- Suspended ceilings incorporating Category 2 lighting
- Gas fired central heating system
- Full access raised floors
- Fully carpeted and decorated
- Comfort cooling (Unit 12 only)
- Sealed-unit double glazed windows
- Full DDA access and facilities
- Male, female and disabled toilets
- Monitored CCTV system
- Kitchen facilities
- Excellent car parking ratio better than most business parks



## AN EASILY ACCESSIBLE LOCATION



Cliffe Park is prominently situated fronting Bruntcliffe Road (A650), overlooking the M62 Motorway and close to its intersection with the M621 at Junction 27.

Cliffe Park is ideally accessible for Leeds and the surrounding region via the A62, M621 and M62 motorways which are all within half a mile of the development.

An extensive range of retail and leisure operations are located at J27 including the Showcase Multiplex Cinema, McDonald's, Pizza Hut and the Junction 27 Retail Park where occupiers include Ikea, Comet, Marks and Spencer, Boots the Chemist and Next.

#### **TERMS**

The buildings at Cliffe Park are available to let by way of new full repairing and insuring leases for a term to be negotiated and agreed.

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC's for each building are available on request.

### **VIEWING AND FURTHER INFORMATION**

For further information or to arrange a viewing please contact Carter Towler.





Pete Bradbury Richard Fraser



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