



# To Let- Altitude 6, Airport West

LANCASTER WAY, YEADON, LEEDS, LS19 7ZA

## Property Features

- Self-contained detached office providing 4,115 sq ft to 8,318 sq ft
- High quality comfort cooled office space with raised access flooring
- Convenient location opposite Leeds Bradford Airport
- Dedicated on-site car parking



## Location

Set within Airport West, a modern office park located adjacent to Leeds Bradford International Airport, Altitude 6 provides a high quality detached office building set within an attractive landscaped environment. With an excellent car parking provisions and a ratio of 4 spaces per 1,000 sqft, the property is ideally located to provide easy access to the city centre and surrounding conurbations as well to Europe & beyond through the expanding Leeds Bradford International Airport.

## Description

Altitude 6 provides exceptionally high quality office space, and benefits from the following features and specification:

- Impressive full height entrance area
- 2.7m clear floor to ceiling height
- Full access raised floors
- Comfort cooling
- person passenger lift
- LG3 lighting
- Disabled, Male & Female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- On-site security
- On-site CCTV monitoring
- Excellent car parking provision

## Car parking

Altitude 6 provides 32 dedicated on-site car parking spaces

## Accommodation

FLOOR	SQ M	SQ FT
Ground	382.33	4,115
First	390.46	4,203
TOTAL	772.79 SQ M	8,318 SQ FT

## Viewing or for more Information:

Viewing is strictly by prior appointment through WSB or joint agent Harvey Burns & Co:

**Lyndsay Burns**

Harvey Burns & Co

0113 243200

**Robin Beagley**

WSB - 0113 234 1444 / Mob: 07733 895927

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## Terms

Altitude 6 is available by way of a new lease on terms to be agreed at a quoting rent of £12.95 per sq ft.

The accommodation can be offered as a whole as a self-contained detached office of 8,312 sq ft or alternatively on a floor by floor letting basis of suites of 4,115 sq ft or 4,203 sq ft.

## Energy Performance

A copy of the EPC is available upon request

## VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction



### MISREPRESENTATION ACT:

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