



For Sale (May Let) - High Quality Offices

Unit 5 Killingbeck Court, Killingbeck Office Village, Leeds LS14 6FD

Property Features:

- Self-contained office presented to a high standard
- Easily accessible from both city centre & motorway network
- Good on site car parking and local amenities
- Opportunity for a buy-to-let commercial investment

Location

Killingbeck Office Village is located adjacent to Killingbeck Business Park, approximately 3 miles north east of Leeds city centre, just off the A64 York Road.

The property benefits from excellent access to Leeds city centre and is approximately 3 miles from Junction 46 of the M1 providing easy and convenient access to the motorway network whilst avoiding city centre traffic.



Description

The subject property comprises a two storey office building with elevations of brickwork and render detail, a double height glazed entrance reception, under a mono pitched corrugated aluminium roof.

Unit 5 provides office accommodation finished to the very highest quality benefitting from the following:-

- Full accessed raised floors
- Quality carpeting throughout
- Suspended ceilings incorporating LG3 lighting
- Male, female and disabled toilets

Accommodation

FLOOR	SQ M	SQ FT
Ground	138.56	1,491
1st Floor	134.99	1,453
TOTAL	273.55	2,944

Parking

The property benefits from 10 dedicated car parking spaces

EPC

A copy of the EPC is available upon request.



Business Rates

According to the Valuation Office Agency's website under the 2017 list the property has 3 separate Rateable Values as follows:-

Ground Floor - RV £14,750

First Floor (Front suite) - RV £4,700

Floor Floor (Rear suite) - RV £9,800

Price / Rent

The property is offered for sale with offers invited in the region of **£395,000 + VAT**. Alternatively, the property is available to let by way of a new FRI lease at a quoting rent of **£12 per sq ft + VAT**.

Legal Costs

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

VAT

All rents are quoted exclusive of VAT if applicable.



To arrange a viewing or for further Information:

Viewing is strictly by prior appointment with joint agents WSB or Eddisons:

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