

• 3,567 SQ FT (331.37 SQ M)



## Features

- Rare opportunity to buy a self-contained office building
- Accommodation presented to a high standard
- Easily accessible from the both city centre & motorway network
- Good range of local amenities nearby



## 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 as well as the affluent North Leeds area. It has easy access to Leeds, with the City Centre being only 10 minutes away. The development is situated next to major retailers, Asda, B&Q and McDonalds.

## DESCRIPTION

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

The property benefits from:

- 12 Allocated car parking spaces with barrier entry
- Electric Heating
- Category II Lighting
- Air Conditioning system- heating and cooling
- Kitchen
- Carpeting throughout
- Male & Female and Disabled WC facilities
- Disabled Access
- Excellent Natural Light

## ACCOMMODATION

The property provides a total net internal area of 3,567 SQ FT (331.37 SQ M) over ground and first floor.

## PARKING

The property benefits from 12 dedicated car parking spaces

## BUSINESS RATES

According to the Valuation Office Agency's website under the 2017 list the rateable value for the property is £35,750.

## VIEWINGS OR FOR FURTHER INFORMATION:

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

## ROBIN BEAGLEY

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## TERMS / PRICE

The property is offered for sale on a long leasehold basis at a quoting price of **£357,500 + 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.



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