

4,975 SQ FT LET TO VP PLC
4,505 SQ FT LET TO LOVELL PARTNERSHIPS LTD

Ailsa House

TURNBERRY PARK | WAKEFIELD ROAD

GILDERSOME | LEEDS LS27 7LE

www.ailsahouse-leeds.co.uk

Ailsa
House

30

MODERN AIR-CONDITIONED OFFICES TO LET

4,025 sq ft - 17,370 sq ft with a total of 78 parking spaces

ON THE INSTRUCTIONS OF:



Ailsa House

Turnberry Park | Wakefield Road | Gildersome | LEEDS LS27 7LE

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LOCATION

Ailsa House is situated on Turnberry Park which is strategically located close to Junction 27 of the M62 motorway (M621 interchange), approximately 4 miles south west of Leeds City Centre.

With prominent frontage to the A650 Bradford/Wakefield Road, Ailsa House provides prominence, accessibility and great communication links with the West Yorkshire conurbation and the motorway network.

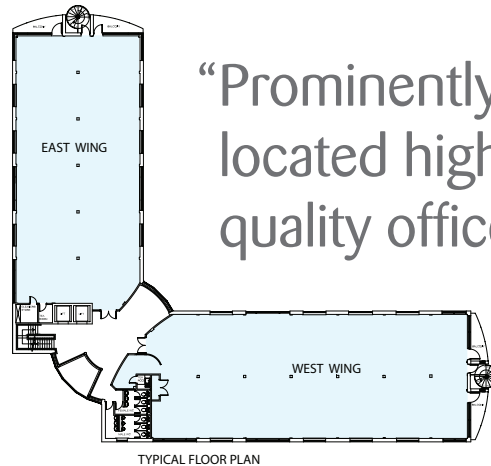
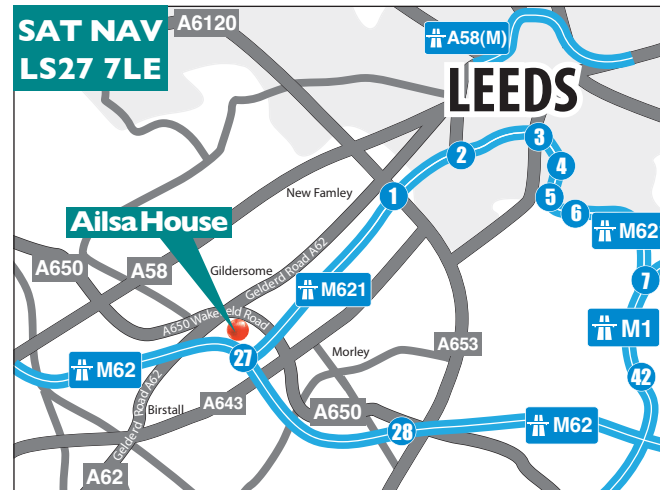
A selection of leisure facilities and many national restaurant and retail chains are located in close proximity to Ailsa House at Birstall Shopping Park. These include Showcase cinemas, IKEA, Next, Marks & Spencer, Boots, WH Smith and a variety of fast food restaurants.

DESCRIPTION

Located at the entrance to the Turnberry Park estate, Ailsa House is a modern three storey office building with attractive brick and composite panel elevations with extensive glazing.

Ailsa House provides good quality office space at ground, first and second floors which benefits from the following features:

- **Air-Conditioning**
- **Full access raised floors**
- Impressive full-height entrance atrium
- Suspended ceilings
- Fluorescent lighting
- Kitchen facilities
- New high quality carpeting
- Two passenger lifts
- Disabled access and facilities
- On-site commissionaire
- Excellent car parking – 78 spaces (1:222 sq ft)



“Prominently
located high
quality offices”

ACCOMMODATION

Ailsa House provides the following net internal floor areas which are available suite by suite or in combination.

Second Floor East	4,025 sq ft	18 car spaces
Second Floor West	LET TO LOVELL PARTNERSHIPS LTD	
First Floor East	4,155 sq ft	18 car spaces
First Floor West	LET TO VP PLC	
Ground Floor East	4,225 sq ft	19 car spaces
Ground Floor West	4,965 sq ft	23 car spaces
Total	17,370 sq ft	78 car spaces

N.B. Ground Floor available on 4 months notice.

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TERMS

Ailsa House is available by way of new full repairing and insuring leases on terms to be agreed. Rents available upon application to the agent.

VIEWING

For viewing arrangements and further information please contact the sole letting agent:

Pete Bradbury / Richard Fraser



petebradbury@cartertowler.co.uk
richardfraser@cartertowler.co.uk

The property has an EPC rating of E -121
An EPC is available to download from www.ailsahouse-leeds.co.uk