



To Let/For Sale - Altitude 6, Airport West LANCASTER WAY, YEADON, LEEDS, LS19 7ZA

Property Features

- Prestigious detached office building 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 - total of 32 spaces

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 glazed entrance area
- 2.7m clear floor to ceiling height
- Full access raised floors
- Comfort cooling
- Passenger lift
- LG3 lighting
- Disabled, Male & Female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- On-site security and CCTV monitoring
- Dedicated 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	772.8 SQ M	8,318 SQ FT

Energy Performance

A copy of the EPC is available upon request

Viewing or for more Information:

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

Lyndsay Burns

Harvey Burns & Co

Robin Beagley

WSB - 0113 234 1444 / Mob: 07733 895927



Terms

Altitude 6 is offered either **for sale at a quoting price of £1.4m + VAT** or to let by way of a new lease, on terms to be agreed at **a quoting rent of £12.95 per sq ft.**

On a lease basis, the accommodation is available as a whole offering a self-contained detached office of 8,312 sq ft or alternatively to let on a floor by floor basis providing two of suites over ground and first floors of 4,115 sq ft or 4,203 sq ft respectively.

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



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