



# Altitude 4

Airport West, Lancaster Way, Leeds, LS19 7ZA

**PRESTIGIOUS & STRIKING OFFICES TO LET**

Adjacent to Leeds Bradford International Airport

[www.airportwestoffices.co.uk](http://www.airportwestoffices.co.uk)



## Location

Airport West, is located 8 miles north west of Leeds city centre immediately adjacent to Leeds Bradford International Airport. The high quality office park is accessed from Warren House Lane, adjacent to its intersection with Harrogate Road (A658).

With easy access to Leeds, Bradford, Harrogate and to London & Europe through the expanding flights from Leeds Bradford International Airport.

The office park has excellent communication links with a regular bus services, Train services via Horsforth Rail Station (located 3 miles away).



## Description

Airport West is a high quality Grade A office park and comprises 8 self-contained office buildings with Altitude 4 being very prominently positioned, fronting the entrance to the development. The office park is attractively landscaped with a good provision of car parking with amenities on the doorstep being Hawthorne Farm Family Pub and Restaurant, and a wealth of amenities in nearby Yeadon.

Occupiers at Airport West include Romero Insurance, Townergate Insurance, Commercial Vehicles Ltd, Interface Clinical Services, Firth Parish Accountants and Filtronic.

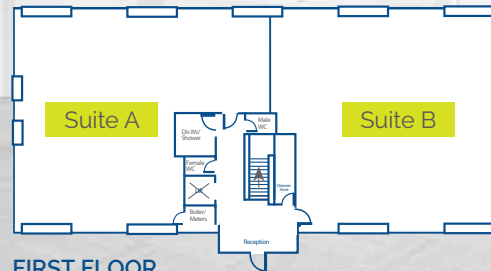
## Specification

The property provides exceptionally high quality office space, and benefits from the following:

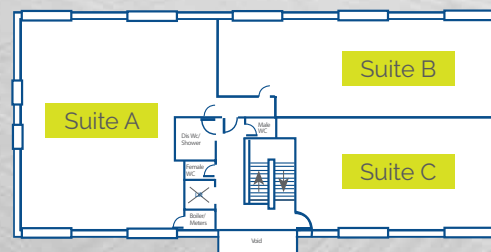
- 2.7m clear floor to ceiling height
- Full access raised floors
- Comfort cooling & Gas fired central heating
- 8 person passenger lift
- LG3 lighting
- Disabled, Male & Female WC's
- Shower facilities
- Attractive landscaped environment
- On-site security & CCTV monitoring
- Feature double height entrance
- Excellent car parking provision

The property has been assessed to have an EPC Rating of C (68).

### GROUND FLOOR



### FIRST FLOOR



## Accommodation

The building provides the following approximate net internal floor areas.

### ◆ Ground Floor

- Suite A - 2,145 sqft (199.28 sqm)
- Suite B - 2,050 sqft (190.45 sqm)

### ◆ First Floor

- Suite A - 1,747 sqft (162.30 sqm)
- Suite B - 1,300 sqft (120.77 sqm)
- Suite C - 1,081 sqft (100.43 sqm)

### ◆ Total 8,323 sqft (773.21 sqm)

## Terms

The accommodation is available either as a whole or as individual suites on new effective Full Repairing and Insuring lease terms to be agreed. Please contact the agents for current availability.

### Business Rates

It is advised that prospective occupiers make their own enquiries with the Valuation Office Agency.

### Service & Estate Charge

A service charge will be levied to cover the costs of insurance of the building, cleaning, lighting and heating of common parts.

### VAT

All quoted rents / prices are exclusive of VAT, rates and service charge.

## Viewing

Strictly by appointment with the joint letting agents.



Simon Croft  
scroft@harveyburns.co.uk  
Lyndsay Burns  
lburns@harveyburns.co.uk



Robin Beagley  
rbeagley@wsbproperty.co.uk

### MISREPRESENTATION ACT:

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB Property Consultants LLP and Harvey Burns & Co. to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.