

www.arenaparkscarcroft.com

Viewing is strictly by appointment with the agent.
For more information please contact us.



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A R E N A P A R K
S C A R C R O F T

OFFICE SPACE WITH A
DIFFERENT POINT OF VIEW

Arena Park, Tarn Lane, Scarcroft, Leeds LS17 9JG

OFFICE SPACE WITH A DIFFERENT POINT OF VIEW

Arena Park, Scarcoft

What could be better - a high quality office facility in an ideal position in the peaceful tranquillity of rural surroundings.

No more city centre gridlock, just a relaxed journey to a serene countryside location.

Facilities include:

Air conditioning

Generous car parking

Close Circuit TV

Fully lit, landscaped grounds

Digitally controlled electric gates

Stunning marble entrance foyer with water feature

This tastefully converted former agricultural building consists of eight superbly designed two tiered suites bordering a stunning entrance foyer with internal water feature.



The communal walkway stretches the length of the building and allows private access to individual suites.

All suites benefit from a galleried view of this striking entrance, which has been finished in elegant Italian marble. Each suite comprises of two entire floors of open plan accommodation with both kitchen and W/C facilities at each level.

ABOUT ARENA PARK



Comfort

For your comfort Arena Park is fully air conditioned with a separate fresh air controlled circulation. So you'll be able to keep your cool even when the temperature is soaring!

Security

Security at Arena Park is of the highest standard, from the digitally controlled gates into the development to the individual entrance communication system for each suite. Each suite also has a television monitor to the external security cameras, which are strategically positioned to cover all entrances and surrounding car parks.

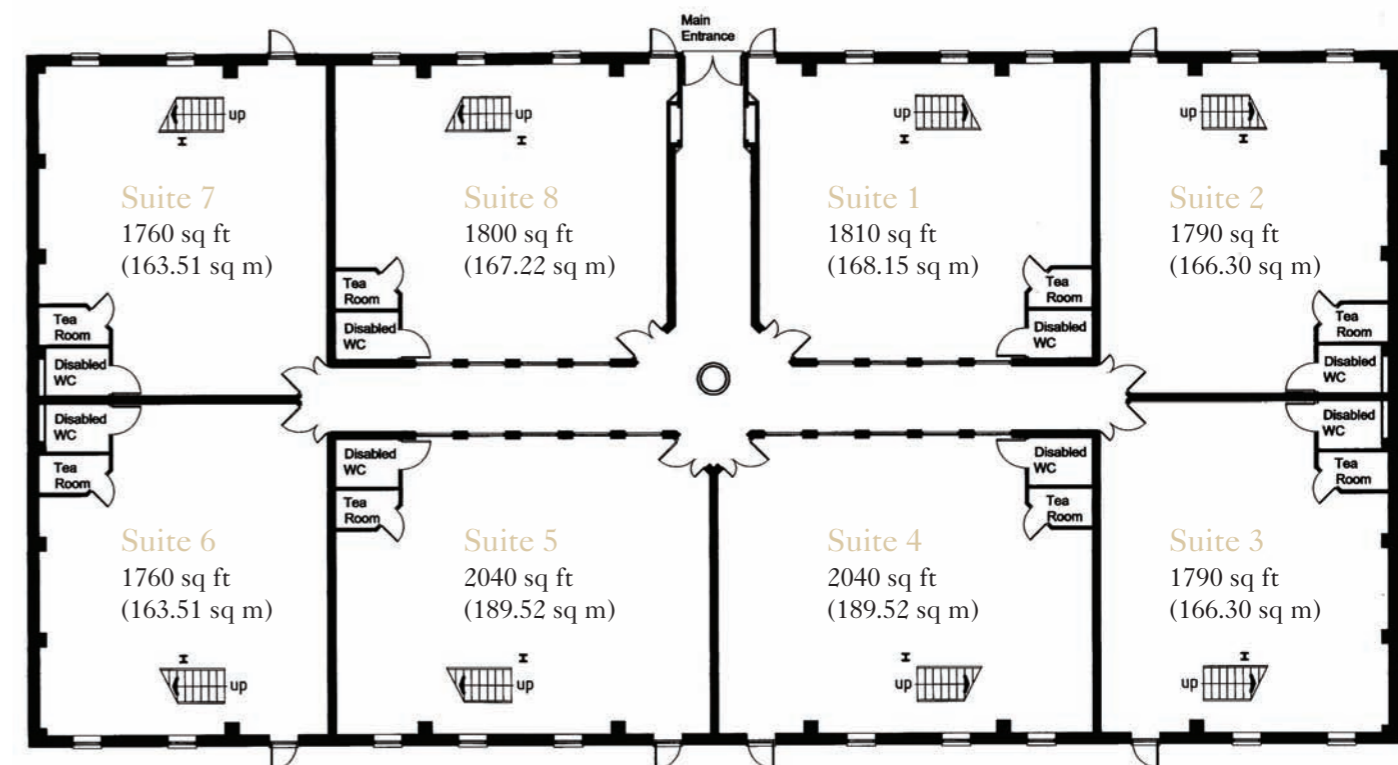
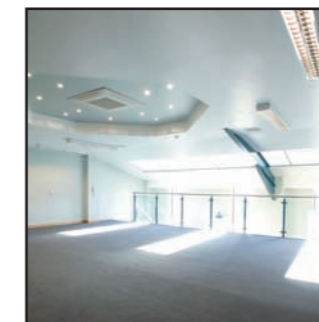
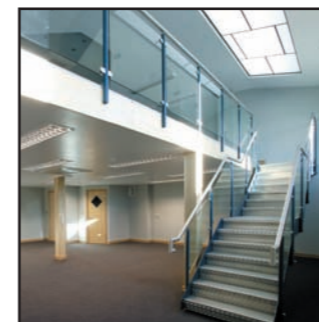
Parking

Arena Park provides generous space for car parking within its fully illuminated landscaped grounds.

PLANS AND SPECIFICATIONS

Architectural flair combined with the highest standards of interior craftsmanship and attention to detail ensures that Arena Park provides outstanding accommodation.

Arena Park consists of eight beautifully designed suites, each having two entire floors of open plan accommodation. The suites not only benefit from wonderful countryside surroundings, but are also finished to the highest specification including a glass and steel balustrade to the stairs and upper level.



TERMS AND VIEWING

This building is offered for sale or to let on a suite by suite basis or in multiples. Details of the terms are available from the agent on application.

A new proposal has been announced which allows purchasers to enter into a Half Equity Scheme enabling 'Commitment at half the price'.

HERE'S HOW IT WORKS

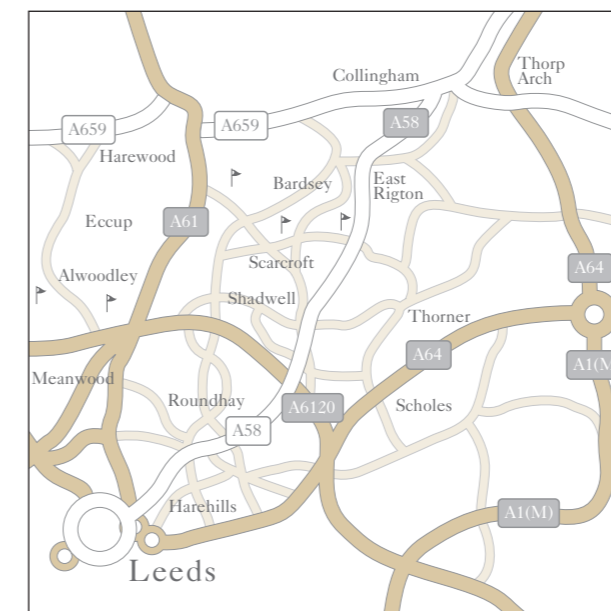
Pay only 50% of the purchase price on the day of sale completion and the remaining amount becomes due 60 months later with no interest added. During the 60 month period pay just 50% of the proposed suite rental.



LOCATION AND DIRECTIONS

The superb position of Arena Park provides easy access to Leeds, Harrogate and the A1-M1 motorway links – North and South.

Also for the golfing enthusiast these offices are located close to three PGA golf courses.



From Leeds

- From the city centre use the City Loop Road or the Inner Ring Road (A58M) to head north on the A58 (Clay Pit Lane).
- Keep following signs for the A58 Wetherby/North for approximately 15 minutes passing through six sets of traffic lights and two roundabouts until you reach Scarcroft.
- One mile after the sign for Scarcroft you will see a large Public House on the left hand side called 'The Bracken Fox', straight after the pub turn left onto Syke Lane.
- Follow this road to the next junction and proceed straight over.
- You will find Arena Park 100 yards on your left.

From Harrogate

- Leave Harrogate on the A61 (Leeds Road) towards Leeds.
- Continue on this road through Harewood.
- Approximately 1 mile after the traffic lights in front of Harewood House turn left onto Forge Lane.
- Follow this road to the next junction and turn left on to Blackstone Gill Lane, turning almost immediately right onto Coal Road.
- Continue along this road for less than 1 mile past Moor Allerston Golf Course until you reach Tarn Lane.
- Turn left onto Tarn Lane and you will see Arena Park 100 yards on your right.

From Wetherby

- Leave Wetherby using the south bound A58.
- Continue to follow the road for approximately 10 minutes until you reach Scarcroft.
- One mile after the sign for Scarcroft you will see a large Public House on the right hand side called 'The Bracken Fox', just before the pub turn right onto Syke Lane.

From A1-M1 Link Road

- Exit the motorway at Junction 46 sign posted Leeds/Airport A63.
- As you exit the motorway follow the A63 (Leeds).
- At the roundabout take the 2nd exit passing a large retail park on the left and follow the A63 to another roundabout.
- Take the 3rd exit onto the A6120 (Ring Road)
- Keep on this road going through three more roundabouts always taking the A6120 (Ring Road) exit.
- Continuing straight through the traffic lights you will reach a fourth roundabout, take the 3rd exit onto the A58 Wetherby Road.
- Follow this road for approximately 5 minutes until you reach Scarcroft.
- One mile after the sign for Scarcroft you will see a large Public House on the left hand side called 'The Bracken Fox', just after the pub turn left onto Syke Lane.
- Follow this road to the next junction and proceed straight over.
- You will find Arena Park 100 yards on your left.

