

Canmore



LAWNSWOOD
BUSINESS
PARK
LS16 6QY



LAWNSWOOD IS NORTH LEEDS PREMIER BUSINESS DESTINATION, HOME TO BUSINESSES SUCH AS BUPA, ARAMARK AND FUELCARD. THE PARK OFFERS A RANGE OF HIGH QUALITY OFFICES FROM 1,300 SQ FT TO A SELF-CONTAINED BUILDING OF 14,176 SQ FT.

Lawnswood Business Park is an established, prestigious location which can provide occupiers a flexible choice of accommodation set in attractively landscaped surroundings with a host of local amenities.

We will work with you to provide the solution that best fits your business. When you combine this with unrivalled park management and customer service - this is the obvious choice for any discerning occupier.







WITH A WHOLE RANGE OF BUILDING AND SUITE SIZES, **LAWNSWOOD BUSINESS PARK** CAN MEET VARIED OCCUPIER DEMANDS



SPECIFICATION

Lawnswood Business Park benefits from the following high quality specification:

- Raised access floors
- Comfort cooling and new c.c options available
- Quality carpeting and decorations throughout
- Suspended ceilings with integrated lighting
- Full DDA Compliance
- Male, female and disabled wc's
- Shower facilities
- Bicycle storage
- 24 Hour Security
- Excellent car parking ratio
- All vacant buildings have an EPC rating of C. Certificates are available on request.





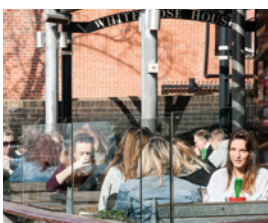
○ ALPHA HOUSE



○ MAYESBROOK HOUSE

A LOCATION THAT COMBINES SUPERB TRAVEL COMMUNICATIONS, AN EXCELLENT CAR PARKING RATIO AND A HOST OF SUPPORT SERVICES TO HELP YOU CREATE AND ENJOY THE BEST ENVIRONMENT FOR YOUR ORGANISATION

Only a short distance from Lawnswood Business Park in nearby Horsforth, West Park and Headingley are a variety of amenities including cafés, pubs, wine bars, restaurants and shops, as well as many banks, building societies and a cinema. For those who enjoy sports and keeping fit, there is Velocity Health and Fitness at the nearby Village Urban Resort, with conference facilities at Weetwood Hall at Lawnswood roundabout.





○ VICTORIA HOUSE



○ GLADSTONE HOUSE

SITE PLAN



AVAILABILITY

Sizes range from 1,300 sq ft suites to a self-contained building of 14,176 sq ft. For further information, please contact the joint sole agents or visit

www.lawnswoodbusinesspark.co.uk

For indicative purposes only (not to scale)



COMMUNICATIONS

ROAD

- Directly fronting the Leeds Outer Ring Road (A6120)
- 5 miles from Leeds City Centre
- Close to the A660 and A65 northern arterial routes
- Well connected to the region's motorway network
- Frequent bus routes between the Park and City Centre

RAIL

- 11 minutes from Horsforth to Leeds City Centre
- 6 trains per hour on-peak to City Centre

AIR

- 10 minutes by road to Leeds/Bradford International Airport
- Direct flights to over 70 international destinations
- Daily domestic flights

FURTHER INFORMATION

CANMOOR

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