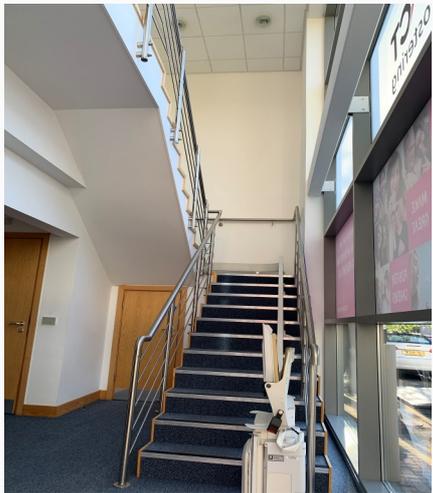


**REFURBISHED FIRST FLOOR
OFFICE SUITE WITH PARKING**

UNIT 4, KILLINGBECK COURT, LEEDS LS14 6FD

**Features:**

- First floor office comprising 1,785 sq ft with 6 car parking spaces
- Fully refurbished air conditioned suite presented to a very high standard
- Offered by way of a new lease on flexible terms
- Easily accessible from the both city centre & motorway network

LOCATION

Killingbeck Office Village is located adjacent to Killingbeck Business Park, approximately 3 miles north east of Leeds city centre, just off the A64 York Road.

The property benefits from excellent access to Leeds city centre and is approximately 3 miles from Junction 46 of the M1 providing easy and convenient access to the motorway network as well as the affluent North Leeds area. It has easy access to Leeds, with the City Centre being only 10 minutes away. The development is situated next to major retailers, Asda, B&Q and McDonalds.

DESCRIPTION

The property comprises a modern two storey semi-detached office building with elevations of brickwork and render detail, a double height glazed entrance reception area, under a mono pitched roof.

The property benefits from:

- 6 Allocated car parking spaces with barrier entry
- Air Conditioning system- heating and cooling
- Kitchen with built-in dishwasher & fridge
- New carpeting and freshly decorated throughout
- Recessed fluorescent lighting
- Male & Female and Disabled WC facilities
- Disability access via stair lift
- Excellent Natural Light

ACCOMMODATION

The available suite comprises the whole of the first floor and provides the following approximate net internal area: -

First Floor - 1,785 sq ft (165.8 sq m).

PARKING

The property benefits from 6 dedicated car parking spaces

BUSINESS RATES

According to the Valuation Office Agency's website under the 2017 list Unit 4 currently has a single rateable value for the whole property that will require separating upon occupation. Further details available upon request.

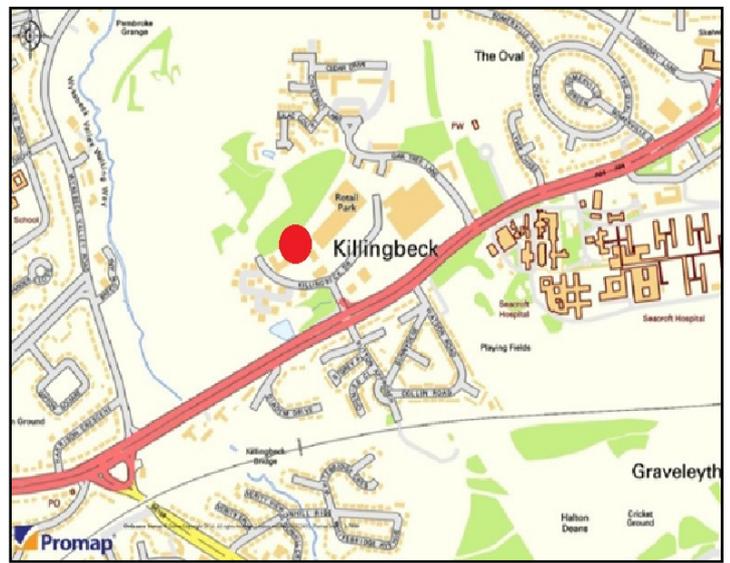
VIEWINGS OR FOR FURTHER INFORMATION:

Viewing is strictly by prior appointment with sole agents WSB:

Contact: Robin Beagley

Tel: 0113 234 1444 Mob: 07733 895927

rbeagley@wsbproperty.co.uk



LEASE TERMS / RENT

The property is offered by way of a new, effectively full repairing and insuring lease at a quoting rent of **£21,500 + VAT**.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All rents are quoted exclusive of VAT if applicable.



MISREPRESENTATION ACT:

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