

to let

 Airport West, Lancaster Way
Yeadon, Leeds LS19 7ZA

ALTITUDEFOUR

FULLY REFURBISHED OFFICE SPACES

Suite A - 1st floor / 1,747 sqft
Suite C - 1st floor / 1,081 sqft

Airport West is a high quality Grade A office park and comprises 8 self-contained office buildings with Altitude Four being very prominently positioned, fronting the entrance to the development. The office park is attractively landscaped with a wealth of amenities in nearby Yeadon.

Located just 8 miles north west of Leeds city centre, it is immediately adjacent to Leeds Bradford International Airport and easily accessed from Warren House Lane, adjacent to its intersection with Harrogate Road (A658). With easy access to Leeds, Bradford, Harrogate and to London and 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).



Suite A includes 6 car parking spaces



Suite C includes 4 car parking spaces



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 and gas fired central heating
- New LED lighting
- New Kitchen with dishwasher, fridge and boiling water tap
- New carpets
- 8 person passenger lift
- Disabled, male and female WC's
- Shower facilities
- Attractive landscaped environment
- On-site security and CCTV monitoring
- Feature double height entrance
- Excellent car parking provision
- Nearby occupiers include Costa Coffee and Hawthorn Farm Pub

The property has been assessed to have an EPC Rating of C (68), reference number 6820-7284-0364-8985-1775



COSTA Coffee



Hawthorn Farm Pub



TERMS

The accommodation is available on a new Effective Full Repairing and Insuring lease on terms to be agreed.

BUSINESS RATES

The office suites have the following rateable values:-
 Suite A Rateable Value £14,500.00
 Suite C Rateable Value £9,100.00
 The Uniform Business Rate for 2023/24 is £0.49.9p in the £1 (for qualifying small businesses)

SERVICE & ESTATE CHARGE

A service charge will be levied to cover the costs of insurance of the building, cleaning, lighting, heating of common parts and estate maintenance costs. Further information available from the letting agents.

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VAT

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

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

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

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