



## Altitude 4

Airport West, Lancaster Way, Leeds, LS19 7ZA

**Two Suites Available - High quality refurbished office space located on a popular business park adjacent to Leeds Bradford Airport**

**1,081 to 1,747 sq ft**  
(100.43 to 162.30 sq m)

- Fully Refurbished
- Air Conditioning & LED Lighting
- Full access raised floors
- Impressive entrance area
- On-site CCTV monitoring
- Excellent car parking provision
- New Kitchen
- Shower and disability accessible toilet

# Altitude 4, Airport West, Lancaster Way, Leeds, LS19 7ZA

## Summary

<b>Available Size</b>	1,081 to 1,747 sq ft
<b>Rent</b>	£12.95 per sq ft
<b>Rates Payable</b>	£4.14 per sq ft
<b>Rateable Value</b>	£14,500
<b>Service Charge</b>	£5.25 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (68)

## Description

Set within Airport West, a modern office park located adjacent to Leeds Bradford International Airport, Altitude 4 provides a high quality detached office building set within an attractive landscaped environment.

The property occupies a prominent position fronting the main estate entrance. The available suites are situated on the 1st floor, providing light and airy, fully refurbished modern office space with a newly fitted kitchen. The Suite A comes with 5 car parking spaces, plus access to a disabled space, and Suite C, 4 spaces.

## Location

Situated almost immediately adjacent to Leeds Bradford Airport, approximately 8 miles north east of Leeds City Centre. Leeds and Harrogate are both with 30 minutes drive time. Yeadon provides a variety of retail and leisure amenities, with the town centre approximately 5 minutes away by car. The Hawthorne Pub is located at the entrance to the Business Park which has been joined by a new Costa Coffee unit.

The property is ideally located to provide easy access to the city centre and surrounding conurbations as well to Europe & beyond through the expanding Leeds Bradford International Airport.

## Terms

Suite A and Suite C are on the 1st floor are each offered on a new lease on on flexible effectively Full Repairing and Insuring terms at a competitive quoting rent of only £12.95 per sq ft.

## Viewings

Viewing is recommended to fully appreciate the quality of the office suite and can be arranged via the sole letting agents WSB.

## Accommodation

Name	sq ft	sq m	Availability
1st - Suite C	1,081	100.43	Available
1st - Suite A	1,747	162.30	Available
<b>Total</b>	<b>2,828</b>	<b>262.73</b>	



## Viewing & Further Information



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