



Unit 5

Clayton Wood Court, Leeds, LS16 6QW

TO LET - GOOD QUALITY FIRST FLOOR OFFICE SUITE WITH PARKING

1,137 sq ft
(105.63 sq m)

- Great parking ratios
- Fitted meeting room
- Kitchenette
- Well established location

Unit 5, Clayton Wood Court, Leeds, LS16 6QW

Summary

Available Size	1,137 sq ft
Rent	£15,000 per annum
Rates Payable	£5.59 per sq ft
Service Charge	Please contact the sole letting agent for information on the service charge.
Car Parking	A number of car parking spaces are available, please contact the sole agent for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Location

This top quality office property is located within the Clayton Wood Court Office Park, positioned at the top of business park and accessed immediately off the North Leeds Ring Road (A6120). This provides excellent communication links to Horsforth Train Station (Approx. 1.5miles) Leeds City Centre (Approx. 4 miles) and surrounding North Leeds conurbations.

Description

The available first floor suite is located within Unit 5 Clayton Wood Court, a modern two storey self contained office unit. The suite offers a flexible open plan work space with private meeting room, kitchen and W/C facilities. The property is located within the Clayton Wood Court Office Park, accessed immediately off the North Leeds Ring Road (A6120).

Accommodation

The accommodation comprises the following areas:

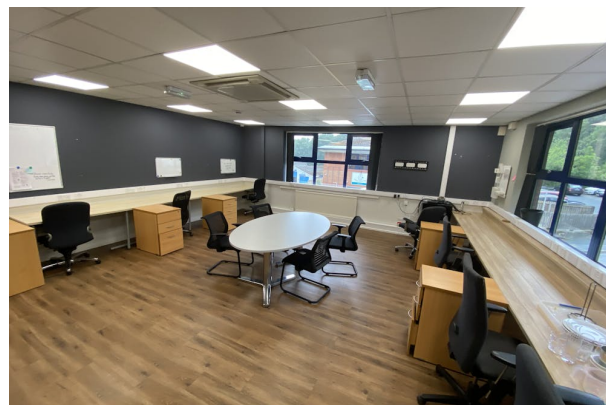
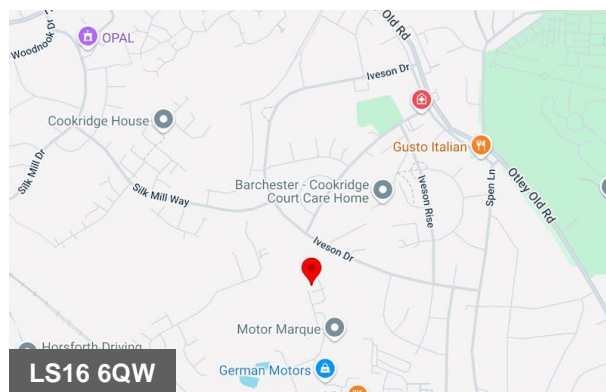
Name	sq ft	sq m	Availability
1st	1,137	105.63	Available
Total	1,137	105.63	

Viewings

To arrange a viewing, please contact the sole agent for further information.

Terms

The accommodation is available by means of a full repairing and insuring lease for a number of years to be agreed.



Viewing & Further Information



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