

Northern House

MOOR KNOLL LANE, EAST ARDSLEY, WEST YORKSHIRE, WF3 2EE

TO LET: Self-contained, fully fitted office space



DESCRIPTION

Northern House offers a self-contained HQ office building designed to provide occupiers with a practical and professional working environment. The property benefits from partially air-conditioned accommodation, a welcoming reception area, and a large conference room suitable for client meetings and team collaboration.

Each floor is fitted with its own kitchen and bathroom facilities for added convenience, alongside end of journey facilities.

FLOOR AREA	SQ FT
Ground	5,745
1st	5,732
2nd	4,585
Warehouse	2,403
Garage	811
Total	19,276

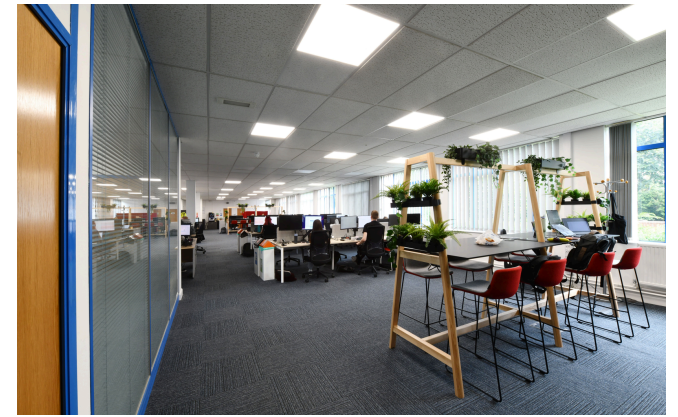
LOCATION

East Ardsley is a village situated around 5 miles south of Leeds city centre and approximately 5 miles north of Wakefield and Dewsbury.

Wakefield, with a population of around 74,000, lies on the River Calder, about 8 miles south of Leeds and 5 miles east of Dewsbury. The town is within 3 miles of the M1 (Junctions 39, 40 and 41) and the M62 (Junction 3), and benefits from regular rail services to destinations across the North East.

The property is located on the eastern side of Moor Knoll Lane, approximately 2 miles south of the M62 (Junction 28) and 1 mile north of the M1 (Junction 41), within a predominantly residential area.





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SPECIFICATION

- Self Contained HQ building
- 93 parking spaces on site
- Partially Air Conditioned
- Large Conference room
- Reception area
- Fully fitted kitchens on each floor
- Bathroom facilities on each floor
- Shower facilities

PRICE

Price on application

EPC

An EPC certificate is available upon request

CONTACT

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