

Lambert
Smith
Hampton

GREAT WESTERN HOUSE | Junction 7 Business Park |

| Wakefield Road | **Leeds** | LS10 3DQ |



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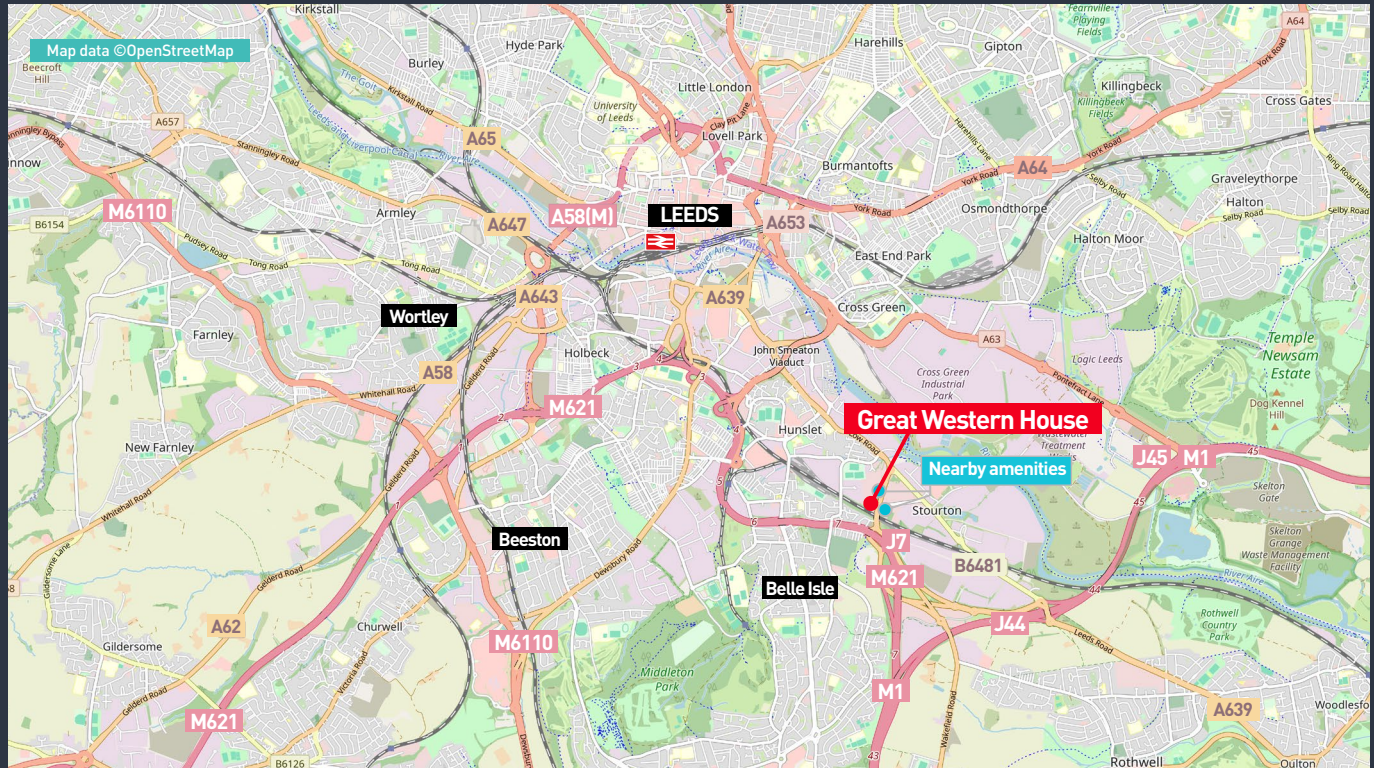
TO LET - OFFICE UNDERGOING REFURBISHMENT

Description

Great Western house comprises a two-story business park style office within Junction 7 business Park. The available accommodation is located on the first floor and is undergoing a full refurbishment to provide modern, open plan workspace finished to a high specification. Refurbishment works will also be taking place in the reception areas and W/Cs.

Following refurbishment the office will benefit from:

- Suspended ceilings with LED lighting
- Full access raised floors
- Gas fired central heating
- Excellent natural light throughout
- Immediate motorway access at Junction 7 of the M621
- Up to 11 car parking spaces within the lease, plus a further 15 available by license



Location

■ Junction 7 Business Park is strategically situated just off Junction 7 of the M621 motorway, less than 2 miles south east of Leeds City Centre. The location provides excellent access to the M1, M62, A1(M) and Leeds City Centre.

■ Leeds Bradford Airport is approximately a 30-minute drive away and regular bus services operate along Wakefield Road providing easy access to Leeds City Centre.

Junction 7 Business Park,
nearby amenities:

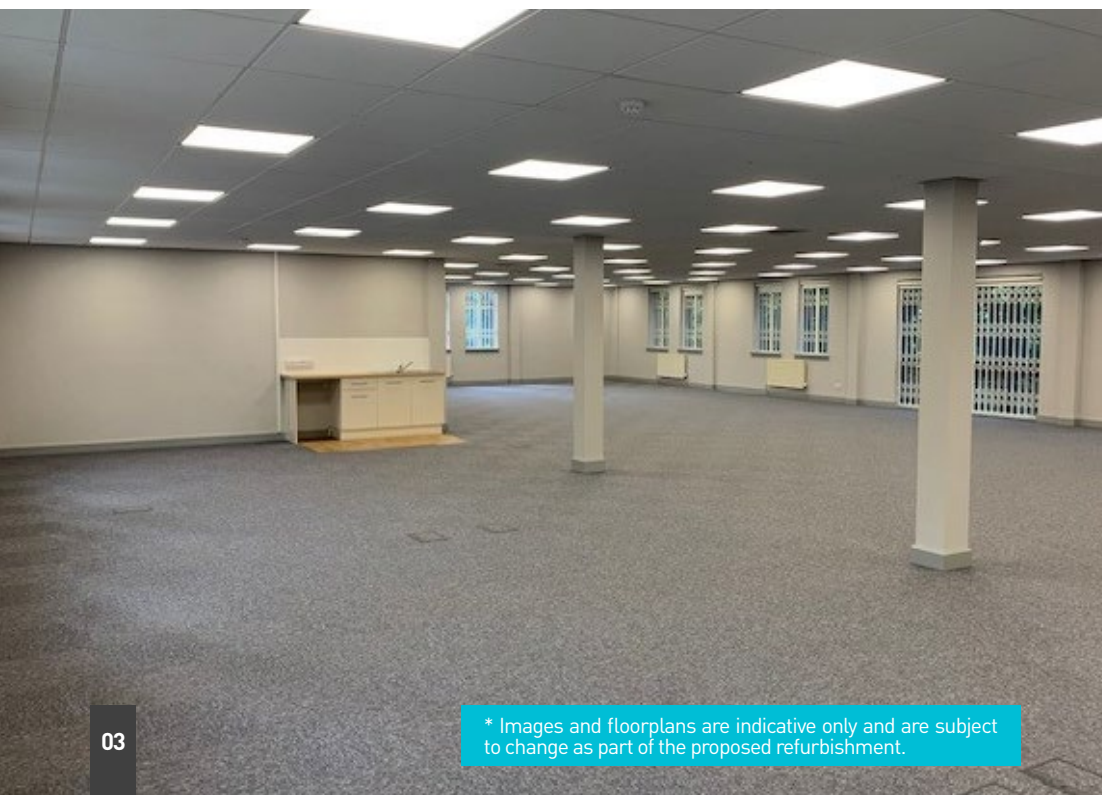


STARBUCKS
DRIVE THRU



Londis

24
Hours



* Images and floorplans are indicative only and are subject to change as part of the proposed refurbishment.

The Site



Viewing and Further Information

Viewing strictly by prior appointment please contact:

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**Lambert
Smith
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lsh.co.uk

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9 Bond Court, Leeds, LS1 2JZ
Office: 0113 245 9393



Accommodation

We understand the floor areas to be as follows:

Floor	Sq Ft	Sq M
First Floor	3,010	279.64
Total	3,010	279.64

Car Parking

Up to 11 car parking spaces within the lease, plus a further 15 available by license.

EPC

The premises have an EPC rating of **C (56)**.

Business Rates

Rateable Value:

FF Great Western House, Carlton Central, Wakefield Road, Leeds LS10 3DQ

£32,250

Interested parties are advised to make their own enquiries with Leeds City Council regarding the exact rates payable.

Legal Costs

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

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VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Terms

To let on a new effectively full repairing and insuring lease for a term of years to be agreed.