

TO LET

Office accommodation



**Kirkfields Business Centre, Kirk Lane,
Yeadon, Leeds, LS19 7LX**

263 sq m (2,827 sq ft) – 1,167 sq m (12,546 sq ft)

Feature Exposed Brickwork

Benefits from 80 car spaces

LOCATION

Kirkfields Business Centre is located immediately off the A65, approximately 6 miles north west of Leeds City Centre. The location provides good accessibility to the Leeds outer ring road and to the centres of Leeds and Bradford. In addition, Leeds/Bradford airport is approximately one mile away.

The premises can be found travelling out of Leeds on the A65 by turning right up Whackhouse Lane, approximately 200 yards after the JCT600 roundabout.

DESCRIPTION

Kirkfields Business Centre comprises a former textile mill that has been adapted and extensively refurbished to form a range of attractive office units, workshops and storage premises.

We are currently able to offer a range of suites, which typically comprise:

- Comfort cooling
- Central heating
- Fluorescent strip lighting
- Kitchen/canteen area
- Male and female WC's
- On site car parking

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following net internal floor areas:

Ground Floor Suite	904.59 sq m	9,737 sq ft
1 st Floor Studio	262.63 sq m	2,827 sq ft
TOTAL	1,167.22 sq m	12,564 sq ft

The suites can be let together or separately.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £9.00 per sq ft for the office space.

RATING ASSESSMENT

We advise that interested parties should make their own enquiries with the Local Rating Department.

EPC

The property has an EPC rating of C63.

LEGAL COSTS

Each party is to be responsible for its own costs incurred in the transaction.



VIEWING

Strictly by appointment with the sole agent BNP Paribas Real Estate, Minerva, 29 East Parade, LS1 5PS

CONTACT

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