



GentVisick

TO LET

**The Copperworks, Haigh Park Road, Stourton, Leeds
LS10 1RT**

2,332 - 22,025 sq. ft (216.65 – 2,046.20 sq. m)

High Quality Office Accommodation

- To be refurbished
- Superb access to Leeds City Centre and the motorway network
- Available on flexible lease terms
- Available as a whole or on a floor-by-floor basis

 **0113 245 6000**

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Location

The property is strategically positioned within 1 mile of both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway as well as being situated less than 3 miles from Leeds City Centre.

The property itself is accessed off Haigh Park Road, which leads directly to both Junction 44 of the M1 Motorway and Junction 7 of the M621 Motorway via Pontefract Road (A639).

Description

The property comprises two detached office buildings located adjacent to the Copperworks on Haigh Park Road in Stourton.

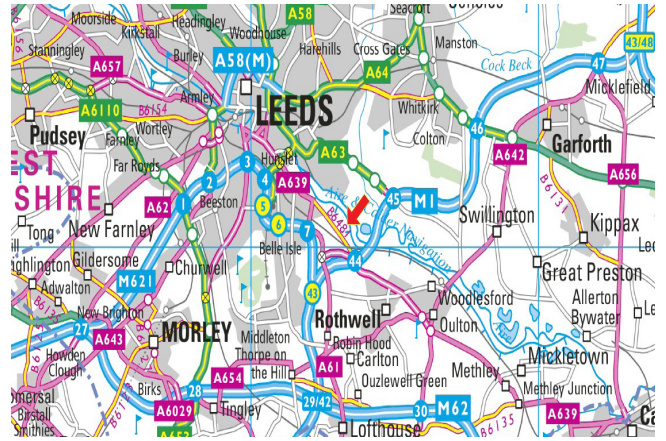
The main office block extends over ground, first and second floors and benefits from designated parking and gated secure estate entrance. The floor plates are currently arranged as a mix of open plan and cellular configurations. The building can be let as a whole or on a floor-by-floor basis.

The training block extends over ground and first floor and also benefits from dedicated car parking and gated security.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.



Accommodation

| Accommodation | sq. m | sq. ft |
|-----------------------|-----------------|---------------|
| Main Office | | |
| Ground Floor | 559.07 | 6,018 |
| First Floor | 547.15 | 5,889 |
| Second Floor | 506.73 | 5,454 |
| Sub-total | 1,612.96 | 17,361 |
| Training Block | | |
| Ground Floor | 216.65 | 2,332 |
| First Floor | 216.65 | 2,332 |
| Sub-total | 433.30 | 4,664 |
| Total | 2,046.20 | 22,025 |

Viewings

For further information or to arrange a viewing please contact;

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