TO LET
OFFICE SPACE WITH PARKING

UNITS 1 & 2 KILLINGBECK COURT
YORK ROAD, LEEDS, LS14 6FD

- 5,032 – 10,064 sq.ft. (467.49 – 934.98 sq.m)
- Offered as a whole or in two separate units
- Each unit benefits from 16 parking spaces within a secure parking area.

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Killingbeck Court is a high quality office campus situated adjacent to the A64, approximately 3 miles from Leeds City Centre. The site has excellent connectivity to the City Centre, Outer Ring Road and the main arterial routes into and around the region.

There are excellent amenities adjacent to the site, and it is in good proximity to the public transport network.

DESCRIPTION

The property comprises two office units which are currently linked together but can be split and offered as individual units. Each unit benefits from:-

- Full access raised floors
- Modern lighting
- Air handling
- Disabled lift (Unit 2 only)
- Kitchen Facilities
- Attractive parkland setting
- 16 car parking spaces situated in a secure parking area

ACCOMMODATION

The property has the following Net Internal Areas:-

UNIT 1	Ground Floor	2,522 sq.ft.	234.32 sq.m.
	First Floor	2,510 sq.ft.	233.17 sq.m.
	TOTAL NIA	**5,032 sq.ft**	**467.49 sq.m.**
UNIT 2	Ground Floor	2,522 sq.ft.	234.32 sq.m.
	First Floor	2,510 sq.ft.	233.17 sq.m.
	TOTAL NIA	**5,032 sq.ft**	**467.49 sq.m.**

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed either as a whole or as separate units.

RENT

Unit 1	£75,500 pax
Unit 2	£75,500 pax
Units 1 & 2 combined	**£151,000 pax**

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

RATES

We understand each individual unit has a Rateable Value of £47,750. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Nick Arundel
T: 0113 244 9020
M: 07850 126226
E: nick.arundel@bht.uk.com

Scott Morrison
T: 0113 244 9020
M: 07843 809867
E: scott@bht.uk.com

Morgan Grimshaw
T: 0113 244 9020
M: 07931435469
E: morgan@bht.uk.com

Subject to Contract
Aug-26

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers/lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor/lessor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Director or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser/lessee, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.