



CLIFFE
PARK

To Let

**High Quality Office Buildings
with Parking**

1,430 - 12,520 sq ft

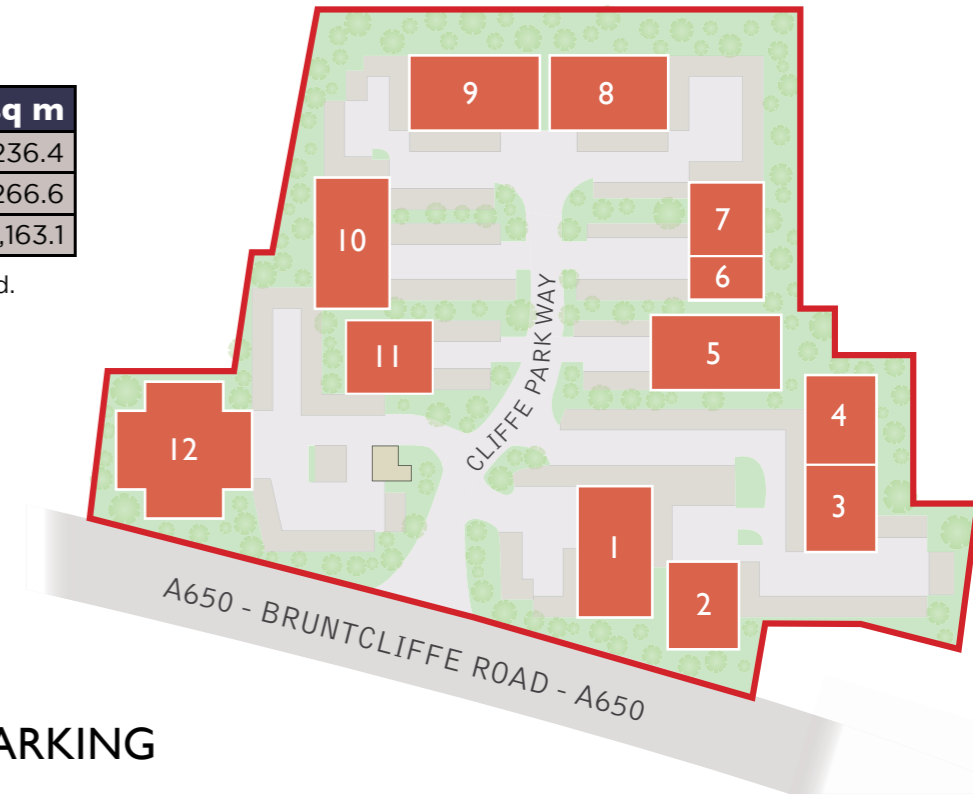
High quality offices set within landscaped grounds.
1,430 - 12,520 sq ft



AVAILABILITY

UNIT	sq ft	sq m
1 (2 nd Floor)	2,545	236.4
4	2,870	266.6
12	12,520	1,163.1

Floor by floor lettings will be considered.



AMPLE ON-SITE CAR PARKING

Cliffe Park is a well established Business Park comprising 12-self contained office buildings totalling over 65,000 sq ft all set within landscaped grounds with ample car parking.

- Suspended ceilings incorporating Category 2 lighting
- Gas fired central heating system
- Full access raised floors
- Fully carpeted and decorated
- Comfort cooling (Unit 12 only)
- Sealed-unit double glazed windows
- Full DDA access and facilities
- Male, female and disabled toilets
- Monitored CCTV system
- Kitchen facilities
- Excellent car parking ratio - better than most business parks

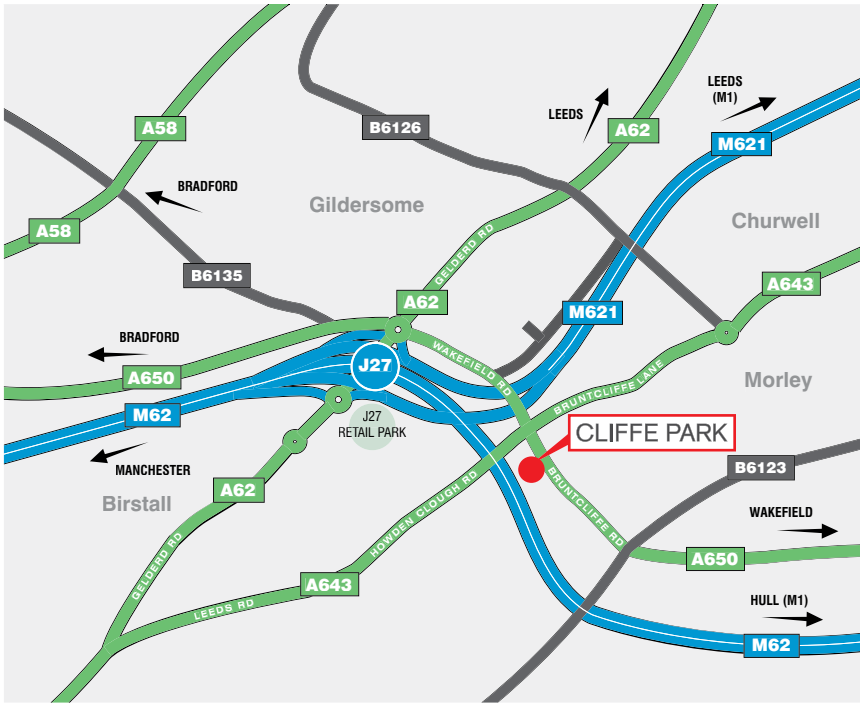


BIRSTALL/JUNCTION 27 RETAIL PARK

Occupiers include: Argos, Boots, DFS, Homesense, IKEA, Next, Pets at Home, Harveys, Currys PC World, Toys R Us, Sportsdirect.com, Furniture Village, ScS



AN EASILY ACCESSIBLE LOCATION



Cliffe Park is prominently situated fronting Bruntcliffe Road (A650), overlooking the M62 Motorway and close to its intersection with the M621 at Junction 27.

Cliffe Park is ideally accessible for Leeds and the surrounding region via the A62, M621 and M62 motorways which are all within half a mile of the development.

An extensive range of retail and leisure operations are located at J27 including the Showcase Multiplex Cinema, McDonald's, Pizza Hut and the Junction 27 Retail Park where occupiers include Ikea, Comet, Marks and Spencer, Boots the Chemist and Next.

TERMS

The buildings at Cliffe Park are available to let by way of new full repairing and insuring leases for a term to be negotiated and agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC's for each building are available on request.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Carter Towler.



Pete Bradbury
Richard Fraser

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