



Great Western House, Junction 7 Business Park, Wakefield Road, Leeds LS10 3DQ

TO LET

High quality refurbished offices

**3,020 Sq Ft
(281 Sq M)**

DESCRIPTION

Junction 7 Business Park comprises three self-contained high quality office units situated in a courtyard development with each building benefiting from dedicated private parking. The development has been constructed to the latest specification providing innovative features including spacious, flexible, efficient accommodation with excellent natural light.

- ✔ Immediate motorway access at Junction 7 M621
- ✔ 9 dedicated car parking spaces
- ✔ Recently refurbished
- ✔ Suspended ceilings with LED lighting
- ✔ Full access raised floors
- ✔ Gas fired central heating

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 and Leeds city centre.

Leeds Bradford International Airport is an approximate 30 minute drive and there are regular buses on Wakefield Road to the city centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	3,020	281
Total	3,020	281

VAT

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

LEGAL COSTS

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

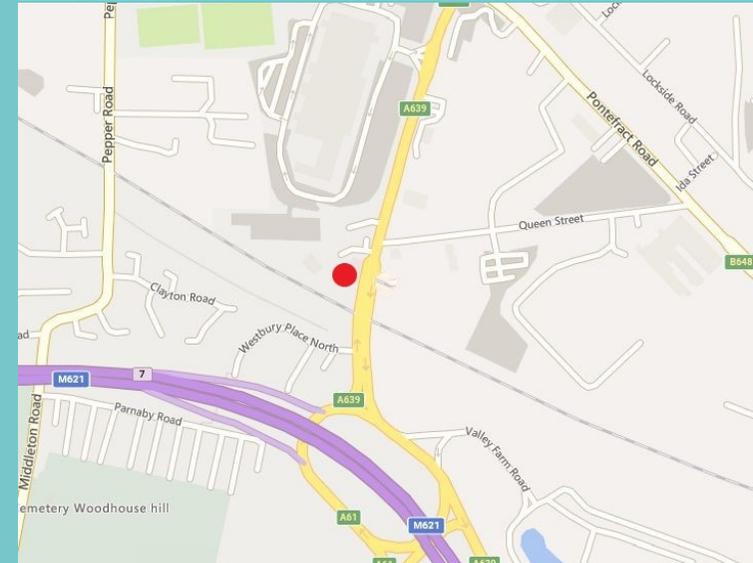
BUSINESS RATES

Rateable Value : £30,750 in the 2023 list.

TERMS

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

EPC The premises have an EPC rating of C - 56.



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VIEWING & FURTHER INFORMATION

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