



Unit 28 Howley Park Business Village, Pullan Way, Leeds LS27 0BZ

TO LET

Fully Furnished Modern Offices

1,310 Sq Ft
(122 Sq M)

Unit 28 Howley Park Business Village, Pullan Way, Leeds LS27 0BZ

DESCRIPTION

A modern pavilion style, self-contained office building boasting a high quality specification across two floors. The property is available furnished or un-furnished. The property benefits from 4 demised car parking spaces and wider use of the shared visitors car park on-site. The two-storey detached office building provides the following specification;

- ✓ Open plan layout
- ✓ Double glazed windows
- ✓ Suspended ceilings
- ✓ Kitchenette
- ✓ LED lighting
- ✓ Perimeter power trunking

LOCATION

The subject property is a self-contained office suit situated alongside the entrance to the Howley Park Business Village, as well as Howley Park Road and Howley Park Road East. Howley Park Business Village itself is located 1 mile outside of Junction 28, and 1.5 miles of Junction 27, making it easily accessible to Leeds Centre (approximately 5 miles) and onward connections to the motorway. Morley Town Centre is also of close proximity of around 1 miles, with an Asda Superstore on the doorstep of the Business Village too.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	564	52
First Floor	746	69
Total	1,310	122

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.

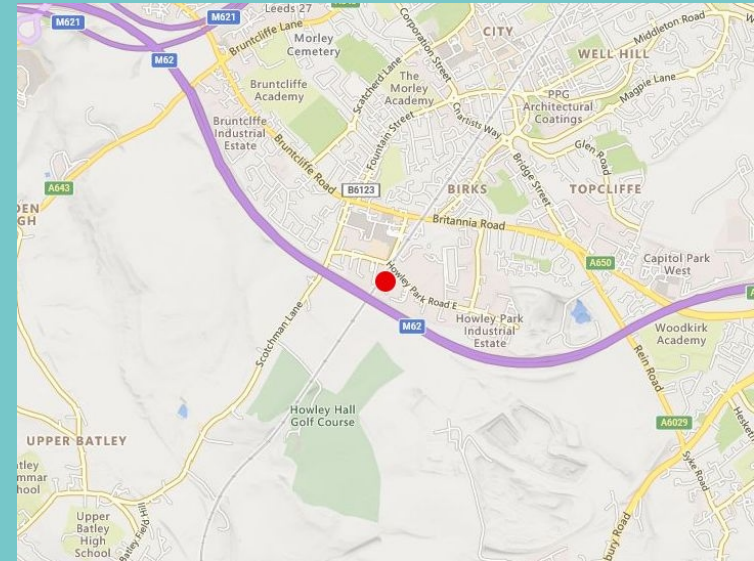
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of new Full Repairing and Insuring lease on terms to be agreed.

EPC The property has an EPC rating of D (79).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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