



Units 4 & 5, Limewood Business Park, Limewood Way, Leeds LS14 1AB

TO LET

Modern Pavilion Style Offices

1,294 - 5,868 Sq Ft
(120 - 545 Sq M)

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DESCRIPTION

The property comprises a detached two storey pavilion-style office building originally configured to provide two self-contained offices.. The property can be re-split into two separate, self-contained units or taken on a floor-by-floor basis.

Internally, the property provides a mix of open plan office accommodation and meeting rooms, separated at ground via a dividing wall. Externally, there is allocated parking on site for 21 vehicles. The modern office building provides the following specification:

- ✓ Cellular offices/meeting rooms on both ground and first
- ✓ Raised access flooring
- ✓ Suspended acoustic tiled ceiling
- ✓ LED lighting to parts
- ✓ Air conditioning
- ✓ 21 parking spaces



LOCATION

The offices are situated on the Limewood Business Park, accessed off Limewood Approach which provides direct access to the Leeds Outer Ring Road. The immediate surrounding area comprises a number of office / industrial units and amenities including; JD Gyms Leeds North, Fives Football, Toolstation and KFC.

The location has benefited from improved transport links with the newly opened East Leeds Orbital Route, linking the A6120 Leeds Outer Ring Road to Thorpe Park and Junction 46 of the M1 motorway 5 miles away.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor - West	1,294	120
Ground Floor - East	1,532	142
First Floor - East	1,532	142
First Floor - West	1,510	140
Total	5,868	545

VAT

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

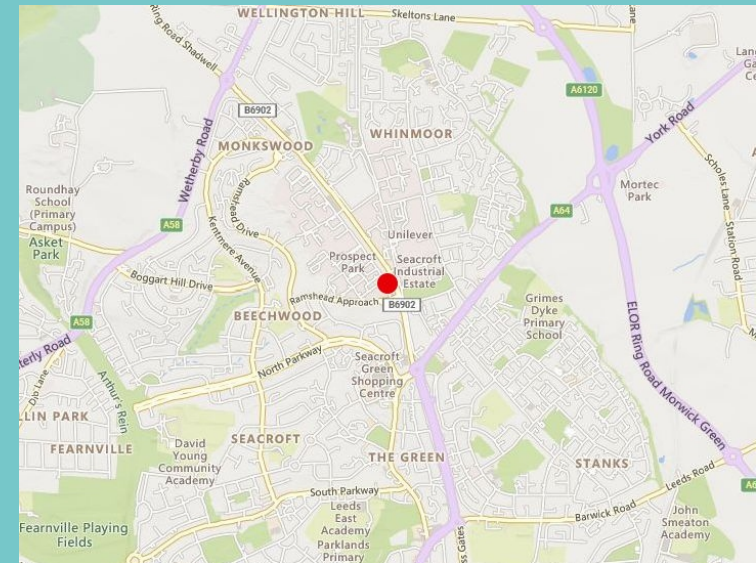
LEGAL COSTS

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

BUSINESS RATES

The offices will need to be separately assessed for Business Rates purposes.

EPC The property has an EPC rating of D (76).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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