

TO LET - OFFICE

UNIT 2, RAWDON BUSINESS PARK

Yeadon, Leeds, LS19 7BA



Key Highlights

- Modern Grade A office accommodation providing 4,034 - 8,068 sq ft
- Excellent local amenities
- Full raised access flooring
- 28 car parking spaces
- Central north west Leeds location providing good access to Leeds/Bradford Centres

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Location

Rawdon Business Park is located 7 miles north west of Leeds city centre, 32 miles south west of York, 6 miles east of Bradford. The property itself is situated just south of Yeadon town centre in a prominent corner location on the northern side of Green Lane (A658). Leeds Bradford International Airport lies just over a mile to the east of the property with immediate occupiers including Leeds City Council & Rawdon Fire Station.

Description

The property comprises Grade A office accommodation over the ground and first floor that benefits from 28 car parking spaces and excellent local amenities.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	4,034	374.77	Available
1st	4,034	374.77	Available
Total	8,068	749.54	

Specification

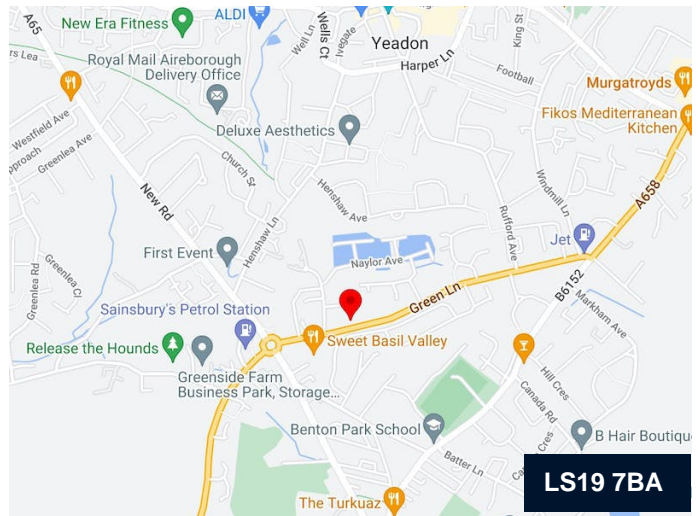
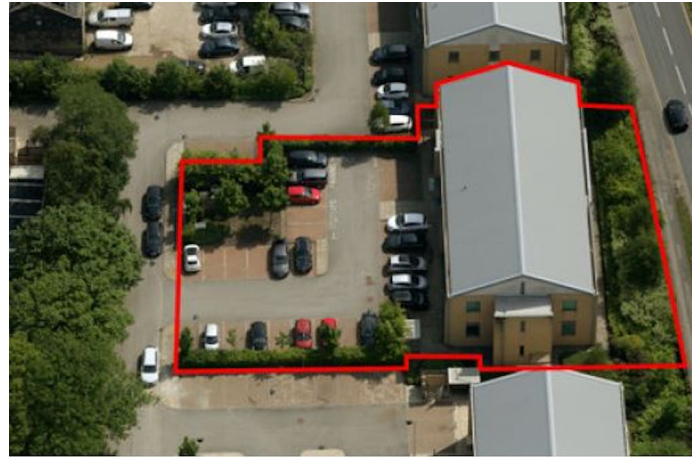
- Full raised access floors
- LG7 lighting
- Air Conditioning
- Male / Female WC's
- Open Plan Layout
- Fob access security
- 28 on site car parking spaces

Tenure

The space is available leasehold for a minimum term of 3 years. We are quoting a rent of £12.50 per sq ft, a small estate charge is applicable.

Legal Costs

Each party is to be responsible for their own legal costs in relation to any letting of the subject property.



Contact

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