

**Mileway**

# Seacroft Industrial & Trade Park Leeds

Available to Let  
Office  
8,252 sq ft (767 sq m)



Open-plan with meeting rooms



LED Lighting



Air conditioning



Secure 24 hour access



# Seacroft Industrial & Trade Park

Seacroft Industrial & Trade Park Leeds LS14 2AF



## Description

The property comprises a two-storey, semi-detached office with 2 m brick elevations and metal sheet cladding above. The office is of modern specification with a mixture of open-plan workspaces and partition offices/meeting rooms accessed via the reception area. Externally, the property benefits from a shared surface car park.

## Location

Located within Seacroft, this unit is situated at the front entrance to Seacroft Industrial Estate, facing Coal Road which provides direct access to Leeds outer ring road and on to the A58 (Wetherby Road) and A64 (York Road). The property benefits from a range of amenities nearby including KFC, JD Sports, Tesco, Greggs and Subway.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

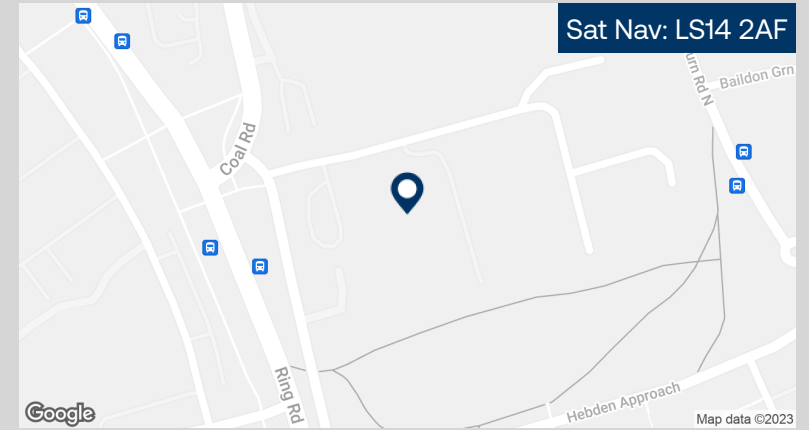
Please contact:

**Mileway**

Charles O'Hara  
yorkshire@mileway.com  
0113 8683776

**Lambert  
Smith  
Hampton**

Matt Procter  
MProcter@lsh.co.uk  
0113 245 9393



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1A1 (Offices)	Office	8,252	766.6	Immediately
Total		8,252	766.6	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.