

Islington House Leeds

High Quality Offices to Let
4,203 - 11,387 sq ft

LED lighting



Air conditioning



High quality meeting rooms



Kitchen on each floor



Shower & WC facilities



Ample car parking



Islington House

West Vale, Leeds, LS12 6BD



Description

A 11,387 sq ft modern three-storey semi-detached office building with brick elevations. The available accommodation is predominately open plan, with excellent natural light throughout. It benefits from high quality glazed meeting rooms, kitchen facilities on each floor and shower/WC facilities. The accommodation also offers modern floor coverings, LED lighting, perimeter trunking for data/cablings, air conditioning and gas central heating. Externally, the property has 2 self-contained, surfaced car parks which provides 30 on-site car parking spaces to be specifically allocated for the sole exclusive use of an occupier.

The accommodation is available to let either as a whole which would provide a large self-contained office over 3 floors, or on a floor-by floor basis which would provide up to 3 smaller office suites ranging from 3,456 – 4,203 sq ft.

Location

Islington House is prominently situated on Brown Lane West, just off Gelderd Road (A62) at the front entrance to the well-established Gelderd Trading Estate. The property is also just a 10-minute drive (2 miles) south-west of Leeds city centre and benefits from almost immediate access to Junction 2 of the M621 motorway to the south. The property is therefore extremely well positioned.

Surrounding occupiers include a mixture of office, industrial and trade occupiers on Brown Lane West including Rubberlast Group, NG Bailey, and wholesaler Charles Birch.

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EPC

EPC rating C 75.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway

Charles O'Hara
yorkshire@mileway.com
0113 8683776

VAT

Property is registered for VAT

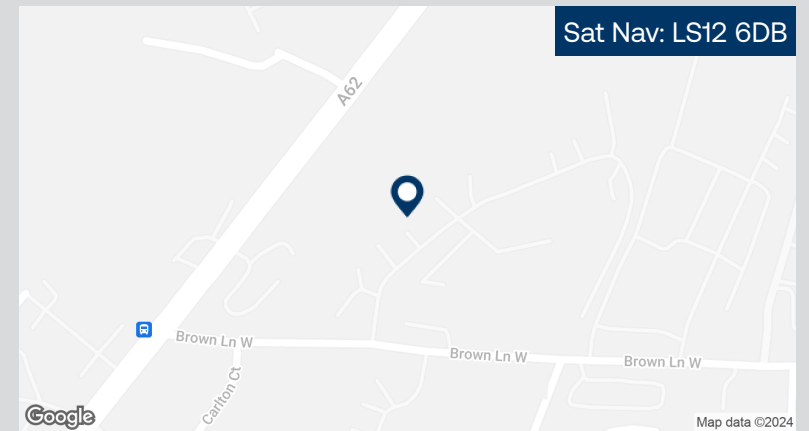
Legal Costs

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



Clem McDowell
clemmcdowell@cartertowler.co.uk
0113 245 1447

James Jackson
Jamesjackson@cartertowler.co.uk
07920812275



Accommodation:

Unit 17	Area (sq ft)	Area (sq m)
Ground Floor Office	4,203	391
First Floor Office	3,456	321
Second Floor Office	3,470	322
Total	11,129	1,034

Available on a floor-by-floor basis or as a whole.

Mileway