

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 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 LED lighting, perimeter trunking for data/cabling, air conditioning and gas central heating. Externally, the property has 2 self-contained, surfaced car parks which provide 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, 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 entrance to the well-established Gelderd Trading Estate. The property is a 10-minute drive (2 miles) south-west of Leeds city centre and benefits from immediate access to Junction 2 of the M621 motorway to the south.

Surrounding occupiers include a variety of uses on Brown Lane West including Rubberlast Group, NG Bailey, and wholesaler Charles Birch.

EPC

EPC rating C 75.

Terms

Available on new full repairing and insuring leases.

VAT

Property is registered for VAT

Legal Costs

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

Viewing / Further Information

Please contact:

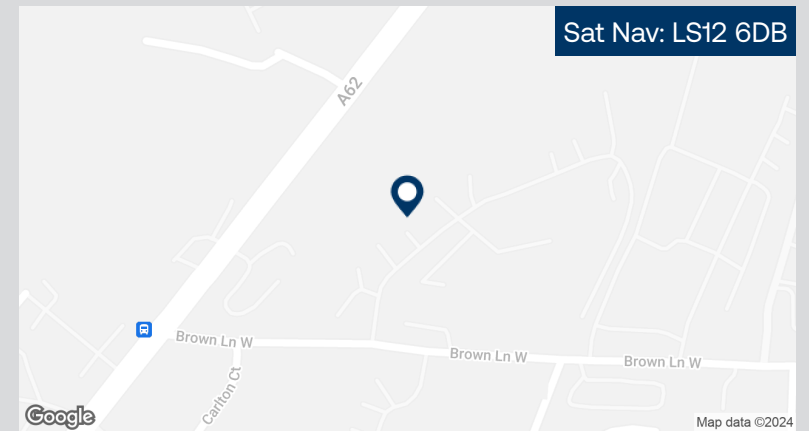
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Accommodation:

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.

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