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## TO LET

### Kirkfields Business Centre, Kirk Lane, Yeadon, Leeds, LS19 7LX

Office/Warehouse Accommodation

25.45 sq m (274 sq ft) – 1,327 sq m (14,287 sq ft)



**PARKING AVAILABLE  
ONLY £9.00 PER SQ FT!**

#### Location

Kirkfields Business Centre is located immediately off the A65, approximately 6 miles north west of Leeds City Centre. The location provides good accessibility to the Leeds outer ring road and to the centres of Leeds and Bradford. In addition, Leeds/Bradford airport is approximately one mile away.

The premises can be found travelling out of Leeds on the A65 by turning right up Whackhouse Lane, approximately 200 yards after the JCT600 roundabout.

## Description

Kirkfields Business Centre comprises a former textile mill which has been adapted and extensively refurbished to form a range of attractive office units, workshops and storage premises.

We are currently able to offer a range of suites, which typically comprise:

- Comfort cooling
- Central heating
- Fluorescent strip lighting
- Kitchen/canteen area
- Male and female WC's
- On site car parking

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 5<sup>th</sup> Edition and provides the following Net Internal floor areas:

Ground Floor Suite	904.59 sq m	9,737 sq ft
Warehouse	422.70 sq m	4,550 sq ft
1 <sup>st</sup> Floor Total	53.16 sq m	572 sq ft
1st Floor Studio	262.63 sq m	2,827 sq ft

## Terms

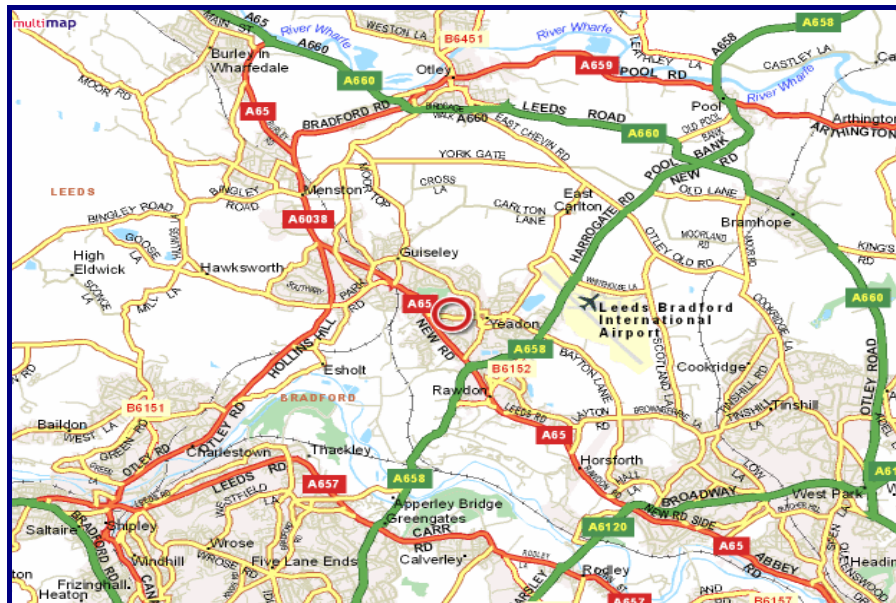
The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £9.00 per sq ft for the office space and £3.50 per sq ft for the warehouse.

## Legal Costs

Each party is to be responsible for its own costs incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent Atisreal UK, Capitol House, Russell Street, Leeds LS1 5SP. Contact Peta Brydon ([peta.brydon@atisreal.com](mailto:peta.brydon@atisreal.com)) or Ross Counsell ([ross.counsell@atisreal.com](mailto:ross.counsell@atisreal.com))



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# Kirkfields Business Centre, Kirk Lane, Yeadon, Leeds, LS19 7LX

## Ground Floor Office Suite

### Description

This suite comprises characterful “studio style” refurbished ground floor offices which are primarily open plan with good quality partitioned meeting rooms and individual offices. On the first floor there is an attractive boardroom with exposed beams.



The accommodation also has the benefit of the following:

- Feature exposed brickwork
- Suspended ceilings with Category 2 lighting
- Column trunking
- Cat 5E cabling
- Sprinkler system
- Kitchen/canteen area
- Male and female WC facilities

The office also has the benefit of warehouse/storage accommodation, which it is connected to via stairs from the main office.

### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 5<sup>th</sup> Edition and provides the following Net Internal floor areas:

<b>Ground Floor Offices</b>	<b>904.59 sq m</b>	<b>9,737 sq ft</b>
<b>Warehouse</b>	<b>422.70 sq m</b>	<b>4,550 sq ft</b>

# Kirkfields Business Centre, Kirk Lane, Yeadon, Leeds, LS19 7LX

## 1<sup>st</sup> Floor Studio

### Description

We are currently offering a first floor suite comprising a characterful open plan “studio style” office, which has the following features:

- Feature exposed brickwork and exposed beams
- Comfort cooling
- Cat 5E cabling
- Sprinkler system
- Kitchen/canteen area
- Male and female WC facilities



### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 5<sup>th</sup> Edition and provides the following Net Internal floor area:

<b>1st Floor Studio</b>	<b>262.63 sq m</b>	<b>2,827 sq ft</b>
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