



PROMINENT POSITION IN LEEDS VALLEY PARK



EASY ACCESS TO M1/A1M/M621/M62

TO LET

GRADE A OFFICE ACCOMMODATION

With Car Parking

6,890 sq ft (640 sq m) - 13,876 sq ft (1,289 sq m)



Leeds Valley Park was developed by Akeler and the first phase was completed in October 2003. Avalon provides 30,000 sq ft (2,787 sq m) over two storeys and has a total of 113 parking spaces.

The park benefits from a landscaped environment with water features. The buildings within the site have been constructed to a high specification and have achieved a "Very Good" BREEAM rating. On site amenities include a convenience store, coffee bar; dry cleaning and cashback services.

	sq ft	sq m
Part Ground Floor	6,890	640
Part First Floor	6,986	649
Total	13,876	1,289

13,876 sq ft

(1,289 sq m)

This property has been measured in accordance with the RICS Code of Measuring Practice and provides the above approximate floor areas.



AN ATTRACTIVE LANDSCAPED ENVIRONMENT



- FULL RAISED ACCESS FLOOR
- COMFORT COOLING
- SUSPENDED CEILINGS WITH CATEGORY 2 LIGHTING
- IMPRESSIVE RECEPTION AREA
- 8 PERSON LIFT
- 56 CAR PARKING SPACES



GRADE A SPECIFICATION WITH AMPLE PARKING

Location

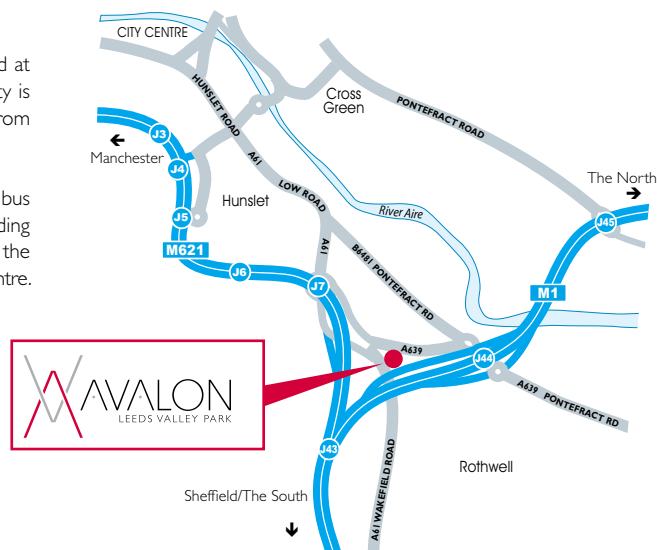
Leeds Valley Park benefits from excellent road links being located at the heart of the north of England's motorway network. The property is situated at the intersection of the M1 and the M621, just two miles from Junction 29 of the M62.

In terms of public transport, the park has the benefit of a regular bus service providing connections to the City Centre and the surrounding suburbs. Leeds City Railway Station is less than 15 minutes drive from the park and Leeds Bradford Airport is located 8 miles north of the City Centre.

BUSINESS RATES The rateable value for the premises is £112,000 for the part ground floor and £107,000 for the part first floor. The current UBR is 0.444 pence in the pound. Interested parties should verify this information by contacting the local authority direct.

TENURE The premises are held by way of an overriding effectively full repairing and insuring lease from 24th June 2003 for a term of 15 years.

TERMS The premises are available by way of a sublease of the whole or part floor-by-floor basis. Rent upon application.



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