

BUILDING 3

AIRPORT WEST



TO LET 1ST FLOOR OFFICES WITH PARKING

AVAILABLE AS A WHOLE FLOOR OF 4,110 SQ FT OR AS INDIVIDUAL SUITES FROM 1,097 SQ FT

Airport West is a development of eight detached high quality office buildings within a pleasantly landscaped setting in an easily accessible north Leeds location

LOCATION

Airport West is situated opposite Leeds Bradford International Airport to the north west of Leeds city centre. The development is accessed directly from Warren House Lane adjacent to its intersection with the A658 Harrogate Road and occupies a strategic location for commuters living in north Leeds, Wetherby, Harrogate and Ilkley.

- 1 Morrisons
- 2 LA Fitness
- 3 Travelodge Hotel
- 4 Yeadon Town Centre
- 5 Horsforth Golf Club

Nearby Amenities (5 min walk)

Cafe Ritazza
WH Smiths
Superdrug
Yates's
Burger King



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ACCOMMODATION

The first floor provides a total of 4,110 sq ft which can be offered as a whole or alternatively the accommodation is capable of sub-division to provide a range of smaller suites from 1,097 sq ft.

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Building 3 Airport West is a self-contained 2-storey high quality office building benefiting from its own private car parking. Enjoying excellent natural light from all elevations, Building 3 provides superb open-plan office accommodation with clear views over the surrounding countryside and the Airport West development.

SPECIFICATION

The building benefits from the following specification features:-

- Raised floors
- Excellent natural light
- Carpeting throughout
- Lift
- Very energy efficient EPC "B" rating
- Modern suspended ceilings
- Fully DDA compliant
- LED lighting
- Comfort cooling

PARKING

14 parking spaces are allocated to the 1st floor. Additional car parking spaces may be available by separate negotiation.

RATING

Information on the current rateable value can be obtained from the agents.

AVAILABILITY

Suite number	Sqft
Suite 1	1,097
Suite 2	1,296
Suite 3	1,654

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