

Islington House Leeds

Available to Let
Office
3,456 - 11,129 sq ft

LED lighting



Air conditioning



High quality meeting rooms



Shower & WC facilities



Ample car parking



Kitchen on each floor



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 is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

Please contact:

Mileway
Charles O'Hara
yorkshire@mileway.com
0113 8683776

Carter Towler
James Jackson
JamesJackson@cartertowler.co.uk
07920812275

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



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Ground Floor Office	Office	4,203	Immediately
First Floor Office	Office	3,456	Immediately
Second Floor Office	Office	3,470	Immediately
Total		11,129	

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