



**PARK HOUSE
CLAYTON WOOD CLOSE
LEEDS
LS16 6QE**

TO LET

OFFICE SUITES TO LET WITH PARKING

SUITES FROM 128 SQ FT TO 258 SQ FT

LOCATION

The property is located on Clayton Wood Close, just off Leeds Ring Road, and adjacent to WIRA Business Park, in the affluent suburb of West Park. This location is approximately 5 miles north of Leeds city centre and 2 miles from Leeds/Bradford Airport.

DESCRIPTION

The property comprises a 2-storey brick-built and extended property under a pitched steel profile roof with allocated parking to the front and also to the rear within a gated secure yard. From within the yard is loading access to the ground floor which provides a mixture of storage and office space. The first floor is quality office accommodation configured in a mixture of open-plan and cellular space.

ACCOMMODATION & TERMS

The accommodation provides a variety of suites as follows:

Suite 1	186 sq ft (£350 pcm)
Suite 2	128 sq ft (£300 pcm)
Suite 3	300 sq ft LET
Suite 4	258 sq ft LET
Suite 5	150 sq ft (£325 pcm)

The suites are offered on flexible terms inclusive of rent, service charge and utilities, but exclusive of Business Rates which will need to be reassessed separately (see below). A minimum lease length of 12 months is required.

BUSINESS RATES

If let as individual suites, the accommodation will require reassessment by the Valuation Office.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Alfie Stephens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk)

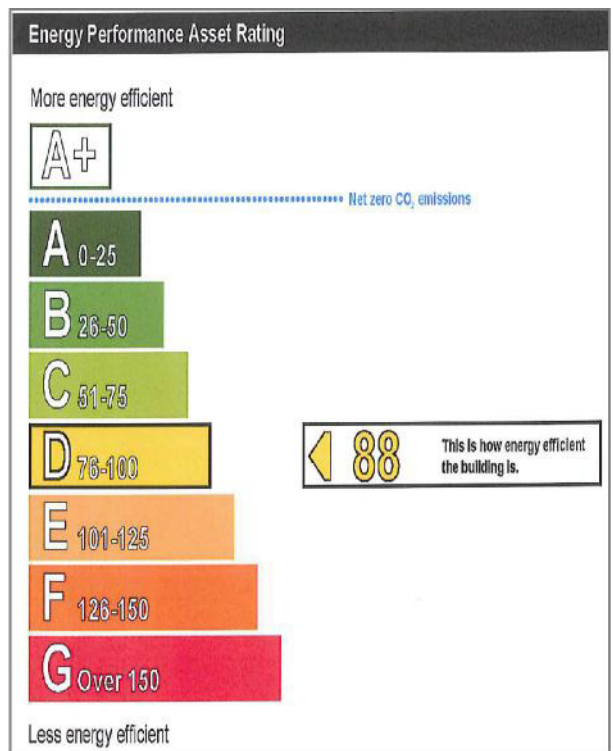
SUBJECT TO CONTRACT

Details amended February 2019

SPD/AR



The spacious Board Room is available for tenants to hire out for meetings.



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.