

TO LET

WELL LOCATED CHARACTER OFFICE SPACE

212 – 928 sq.ft.



**THE WATERSCAPE
42 LEEDS & BRADFORD ROAD
LEEDS
LS5 3EG**

The Waterscape, 42 Leeds & Bradford Road, Leeds, LS5 3EG

LOCATION

Overlooking Kirkstall Abbey and immediately adjacent to the Leeds-Liverpool canal, The Waterscape is conveniently located off the B6157 Leeds & Bradford Road, less than 3 miles north-west of Leeds city centre. Headingley railway station lies within 1 mile to the north and Leeds Bradford airport is within 10 miles of the premises.

DESCRIPTION

The Waterscape building provides contemporary open-plan modern offices in landscaped grounds with waterside views.

Ground floor suites are available and benefit from the following specification features: -

- New energy efficient lighting
- Raised access floors
- Exposed ceilings
- Gas fired central heating
- Shared kitchen facilities
- Open plan office space
- Fully carpeted
- Communal w/c facilities
- Balconies and terraces

ACCOMMODATION

Various suites of different sizes are available.

The net internal floor areas are as follows: -

Floor	Suite	Area (Sq Ft)
Ground	2A	928
Ground	2A (split)	665
Ground	2D	212

PARKING

Parking is available. Please contact the sole letting agent for further information.

RATES

We understand that the property has been assessed for business rating purposes. Interested parties are advised to make their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance rating of C (53). Please contact the sole letting agent for further information.

TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. The quoting commencing rental is to be made available to interested parties upon request.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent: -

CARTER TOWLER
0113 245 1447

James Jackson
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