



**BNP PARIBAS
REAL ESTATE**

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TO LET

**HIGH QUALITY AIR CONDITIONED OFFICE SUITE
ON PRESTIGIOUS BUSINESS PARK WITH
GOOD PARKING**

12,070 sq ft



**PETER BENNETT HOUSE
REDVERS CLOSE
LAWNSWOOD BUSINESS PARK
LEEDS LS16 6RQ**

LOCATION

Lawnswood Business Park is an established prestigious office development comprising 8 high quality detached buildings set in a mature environment with excellent car parking, bicycle storage and 24 hour security.

It is excellently positioned in a location that gives easy access to a variety of local services.

Horsforth Train Station is approx. 1.6 miles away and Horsforth town itself benefits from established retail and leisure amenities including cafes, pubs, wine bars, restaurants, shops, banks and supermarkets.

The Weetwood Hall hotel provides an excellent setting for meetings and conferences and a Texaco Garage is located opposite the entrance to Lawnswood Business Park providing fuel, retail and newsagent facilities.

Lawnswood Business Park is prominently situated on the Leeds Outer Ring Road (A6120) only 5 miles from Leeds City Centre and readily accessible via the A660 Otley Road.

DESCRIPTION

Peter Bennett House is a substantial 3-storey self-contained office building constructed in attractive facing brickwork under a pitched tile roof and benefitting from extensive glazing which provides excellent natural light to all areas of the building.

The 2nd floor of Peter Bennett House is available and provides a single floor of just over 12,000 sq. ft....a unique opportunity in North West Leeds.

The accommodation will shortly be refurbished to provide very high quality offices benefitting from the following specification features:-

- Full access raised floor
- Modern suspended ceiling
- LED lighting throughout
- High quality carpeting
- New decorations
- Excellent natural light
- Air conditioning
- Scope to provide full kitchen / canteen facilities

ACCOMMODATION

The 2nd floor of Peter Bennett House provides a total net internal floor area of approximately 12,070 sq.ft.

PARKING

There are 48 car parking spaces specifically allocated for the sole exclusive use of the occupier of the 2nd floor of Peter Bennett House. Careful and double parking could substantially increase this number of car spaces available.

RATES

The 2nd floor of Peter Bennett House is assessed for rating purposes as "Offices and Premises" and has a rateable value (2017 Valuation) of £139,000.

EPC

The property has been assessed as having an energy rating of 39 (Band B). A full copy of the EPC is available on request.

TERMS

The 2nd floor of Peter Bennett House is available by way of a new effective full repairing and insuring underlease for a term of years to be negotiated and agreed.

Details of the quoting rent and other lease terms are available on request.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint agents:

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