

# UNIT 12

Curtis House Business Centre, Berking Avenue, Leeds, LS9 9LF



## Key Highlights

- 3,000 sq ft
- Located 1.5 miles from Leeds City Centre situated off the A64 (York Road);
- Availability to split;
- Part of a mixed use office / industrial scheme comprising multiple office spaces;
- The location benefits from excellent road links to the M1 & M621 motorways;

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## Description

The units are office accommodation suitable for a variety of uses and benefit from secure car parking and 24 hour security.

## Location

The property is located in a mixed commercial area off the A64, which is one of the main arterial routes into Leeds City Centre with up to 55,000 vehicles passing the estate each day. The estate has excellent bus links to all neighbouring towns and has a bus stop located directly outside the unit.

Junction 46 of the M1 is located approximately 5 miles to the east and Junction 2 of the M621 is located approximately 5 miles to the south west.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	3,000	278.71	Available
<b>Total</b>	<b>3,000</b>	<b>278.71</b>	

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## EPC

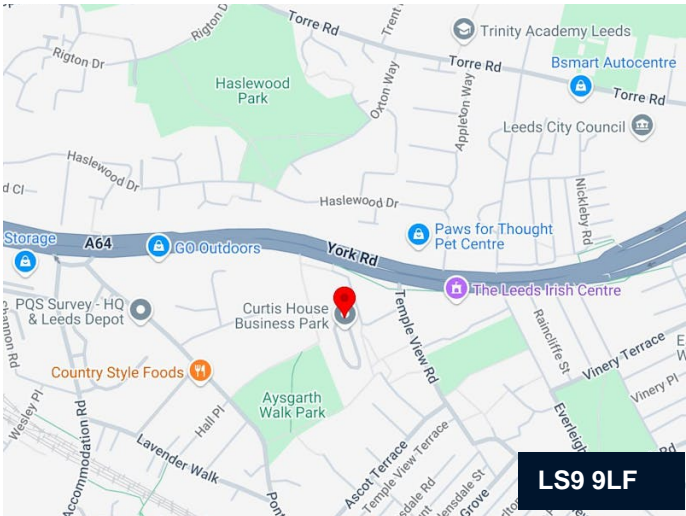
A full copy of the energy performance certificate can be made available upon enquiry.

## Tenure

Leasehold - Available in November on terms to be agreed.

## Service Charge

Service charge is not applicable.



## Contact

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