

**Newly Refurbished,
Pick 'N' Mix Office Suites
from 170 sq.ft - 20,000 sq.ft**





Former Mill Building extensively refurbished for in excess of £1 million to provide high quality office accommodation

BENEFITS

- Generous parking
- 24 hour access
- On site management
- Semi-serviced option available
- Meeting room hire available

SPECIFICATION

- LG7 compliant lighting
- Suspended ceilings
- Compartmental dado trunking
- Newly installed 8 person passenger lift
- Kitchen facilities
- Fully carpeted throughout
- Double glazing
- Gas central heating

SIZE

Office suites available from :
170sq.ft - 20,000sq.ft

TERMS/RENTS

Flexible terms and rents available.

S
M
Leeds
SUGAR MILL



LOCATION/TRANSPORT LINKS

Road

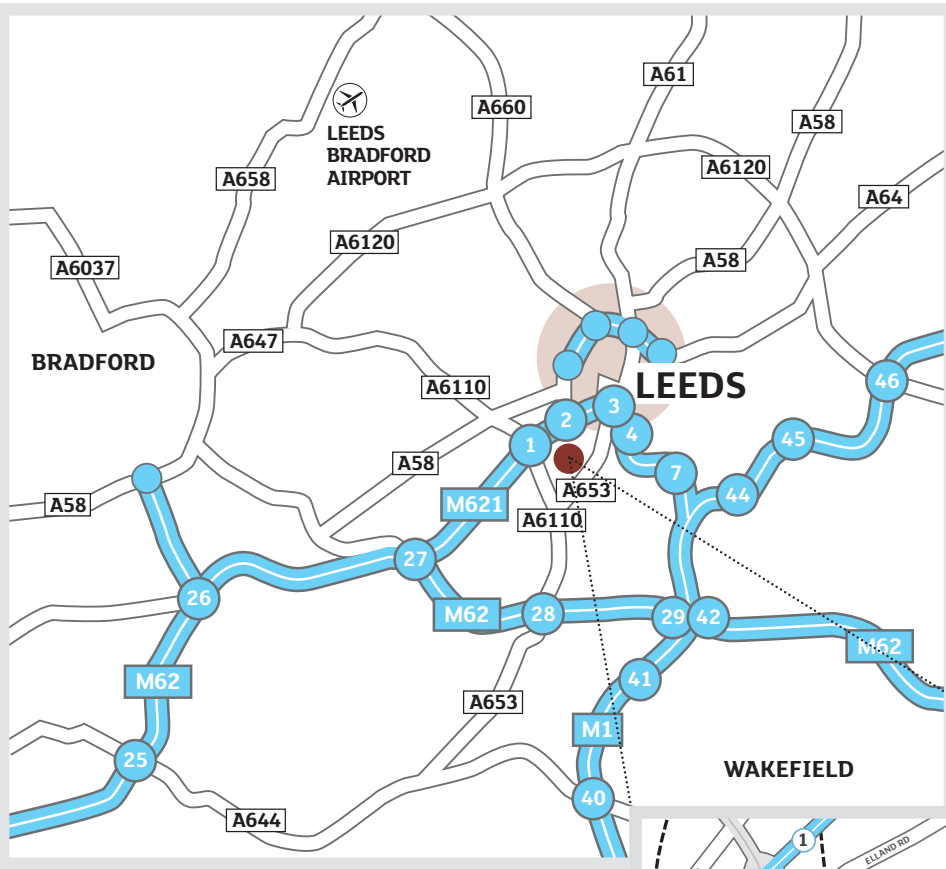
Sugar Mill is situated just off Dewsbury Road (A653) approximately 4 miles south of Leeds city centre and under ½ mile from the Leeds ring road (A6110) and the White Rose Shopping Centre. The property has excellent road access being only a short distance from the M621 motorway at Junctions 1 and 4, and the M62 motorway at Junction 28.

Bus

If you are travelling by bus, catch the number 2, 3, 3A or 25 from the Corn Exchange in Leeds city centre, the number 76 from Park Row or the number 418 from the central bus station.

Rail

Cottingley Railway Station is 20 minutes (1.6 miles) walk away located on Cottingley Drive.



VIEWING

Strictly through the joint letting agents.

A Development by:

HIGHCROSS

www.highcross.co.uk

SAT NAV LS11 7DF



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