



## Unit 1 Mortec Park

Mortec Office Park, York Road, Leeds, LS15 4TA

**High quality refurbished office space set in attractive landscaped grounds with extensive parking offering easy access to the M1/A1 & city**

**1,028 sq ft**  
(95.50 sq m)

- High quality contemporary office space
- Easily accessible location
- Attractive courtyard area & landscaped grounds
- On-site parking
- 24hr access & on-site security
- LED Lighting
- Access to meeting rooms

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## Summary

<b>Available Size</b>	1,028 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£13,438.72 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (69)

## Description

Mortec Park has been carefully designed to provide the very highest quality accommodation for modern business. The park provides a combination of modern purpose built offices that sits alongside the converted Grade II Listed Morwick Hall, complemented by fine architecture within a landscaped office park. The campus style office park brings strong identity with its impressive grand hall entrances, attractive courtyard, recreation areas and pond set within almost 5 acres of landscaped grounds.

## Location

The development fronts the A64 at its junction with the new East Leeds Orbital Road (A6120) providing easy accessibility to the A1 and M1 Motorways along with Leeds city centre, just 5 miles away. Mortec therefore benefits not only from excellent road communications to the local and national motorway network but is also less than 10 minutes' drive from Leeds city centre on the A64 York Road, one of the city's main arterial routes.

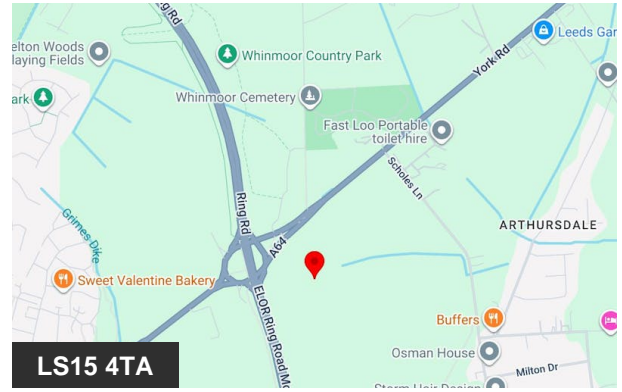
## Accommodation

The available accommodation comprises the following:

Name	sq ft	sq m	Availability
Unit - 2	1,028	95.50	Available
<b>Total</b>	<b>1,028</b>	<b>95.50</b>	

## Terms

Available to let by way of a new lease on flexible terms, further details on request.



## Viewing & Further Information



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