Grade A offices - 30,350 sq ft (2,819 sq m)

TO LET / FOR SALE

HARVARD WAY, WF6 1GX • J31 M62

PHOTON PARK, HARVARD WAY, WF6 1GX • J31 M62

Grade A offices - 30,350 sq ft (2,819 sq m) with 172 car parking spaces

PHOTON PARK

Description

Building 1 is a Grade A modern detached 30,350 sq ft office building of steel frame construction providing efficient, open plan floorplates over 2 floors which would ideally be suited as a Head Office.

The ground floor extends to 18,900 sq ft with first floor offices of 11,450 sq ft. Whilst suitable as offices, the building is flexible and could accommodate laboratories/R &D facilities or Call Centre uses. The building has an EPC Rating of A and excellent car parking ratio.

Accommodation

The units have been measured in line with the RICS Code of Measuring Practice and extend to:

Building 1	Offices/R&D Space
Ground Floor	18,900 sq ft
First Floor	11,450 sq ft
Total	**30,350 sq ft**

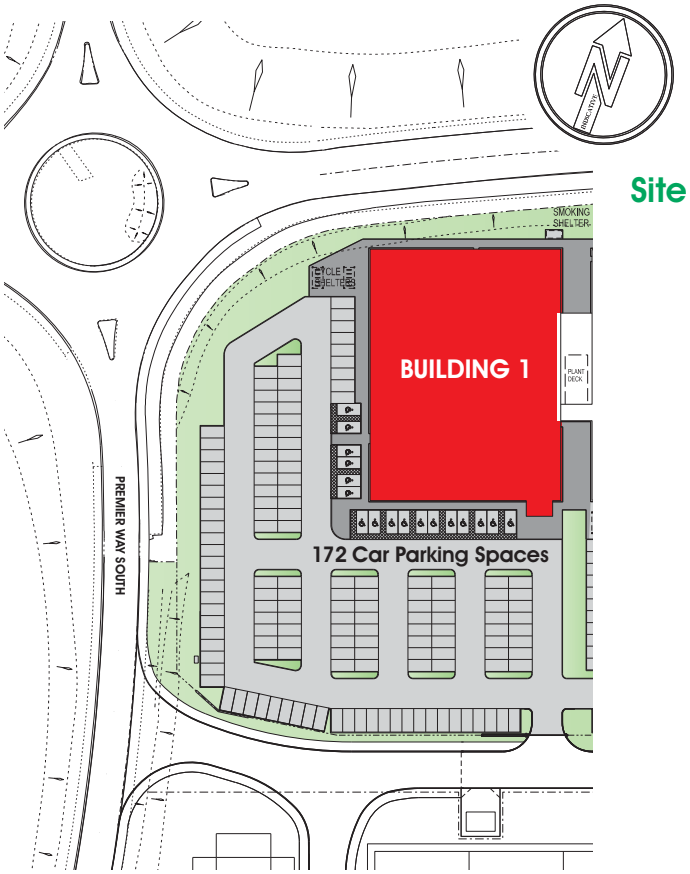
Total car parking for the offices is 172 spaces.

Specification

The buildings has the following high specification features;

- **Offices with raised access floors and low energy efficient lighting**
- **High quality finishes throughout**
- **Gas central heating**
- **Full air conditioning**
- **CAT5 cabling**
- **CCTV security**
- **Bespoke designed reception desk**
- **Mix of open plan and glazed partitioned offices**
- **Brise Soleil to all external windows**

Site Plan



Future Development Land - circa 6.5 acres

Terms

The unit is available To Let or For Sale.

EPC

The building has an EPC rating of A.

Legal Costs

Each party will bear their own legal costs.

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Location

Photon park is situated in the most important commercial location in the Leeds and Wakefield region,adjacent to junction 31 of the M62 within easy reach of both M1 and A1 but more importantly the business centres of both cities.

The unit is located in probably the best location in the area for those companies serving the greater Leeds conurbation and the North as a whole.

Viewing

Strictly by appointment with the joint agents; Carter Jonas, GVA or AWS Ltd.

Carter Jonas
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carterjonas.co.uk/commercial

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