LANCASTER HOUSE
AIRPORT WEST, LEEDS
26,700 SQ.FT.
HEAD QUARTERS
OFFICE BUILDING.

Lancaster House at Airport West provides a unique opportunity to acquire freehold or leasehold head quarters offices. The building offers 26,700 sq. ft. over 3/4 floors and provides an impressive glazed ground floor reception area with lift and feature staircase to all floors. The accommodation is designed to meet the expectations of the modern office occupier.

Regular bus services run along Harrogate Road and Warren House Lane and to the Airport terminal. Horsforth rail station is on the Leeds/York line via Harrogate and Guiseley rail station provides access to Leeds, Bradford and Ilkley.

The extensive suburbs of Yeadon, Guiseley & Horsforth offer substantial untapped personnel resources.
UNIQUE SETTING.

To provide a unifying element throughout the development, a series of individual spaces have been created to provide a contemporary landscape setting for the buildings; attractive courtyards and external seating areas will further enhance the working environment.

Development of the existing watercourse through the site provides an organic greenway. Formal tree lined approaches with feature lighting and signage give access to the park with landmark features providing a sense of arrival.
A UNIQUE OPPORTUNITY TO ACQUIRE A STATE OF THE ART HEADQUARTERS BUILDING.
HIGH PROFILE LANDMARK BUILDING

Situated at the entrance to the office park and visible from Harrogate Road, offering a high profile location to occupiers.
AN ENVIABLE LOCATION IN NORTH LEEDS’ PREMIER OFFICE PARK.
PHASE 4
49,000 SQ FT ARRANGED IN 5 BUILDINGS, RETAIL/AMENITY BUILDING.
MASTERPLAN.

PHASES 1 & 2 80,000 SQ.FT. - COMPLETED

PHASE 3 LANCASTER HOUSE.

PHASE 4 49,000 SQ.FT ARRANGED IN 5 BUILDINGS. RANGING FROM 8,250 - 12,500 SQ.FT AVAILABLE LATE SEPT. 2008.
FLOOR PLANS.

GF/FF AND SECOND FLOOR.

THIRD FLOOR.
PREMIUM SPECIFICATION.

Office space will be finished to a high standard including:

- 2.7m clear floor to ceiling height
- Full access raised floors
- 8 person passenger lift
- LG3 lighting
- Disabled, male and female toilets
- Gas fired central heating
- Feature double height entrance foyers
- Comfort cooling
- Dedicated car parking spaces
- Attractive landscaped environment
- On-site security including CCTV monitoring
- On-site amenity block

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<th>SQ.FT</th>
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Available on a floor by floor basis

TERMS.

Lancaster House is available, as a whole, or either a freehold or leasehold basis. Individual floors are available on a leasehold basis. For further information contact the agents.
A WEALTH OF AMENITIES.

The area offers an abundance of facilities and amenities suited to the modern-day office occupier, from bars and restaurants to idyllic rural landscapes.
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