

L A W N S W O O D

B U S I N E S S P A R K

LEEDS OUTER RING ROAD • NORTH LEEDS • LS16 6QY

RICHMOND HOUSE

VICTORIA HOUSE

MAYESBROOK HOUSE

ALPHA HOUSE

PETER BENNETT HOUSE

ALEXANDRA HOUSE

GLADSTONE HOUSE



**RING ROAD
WEST PARK**

CALEDONIA HOUSE

**PARKSTONE
AVENUE**



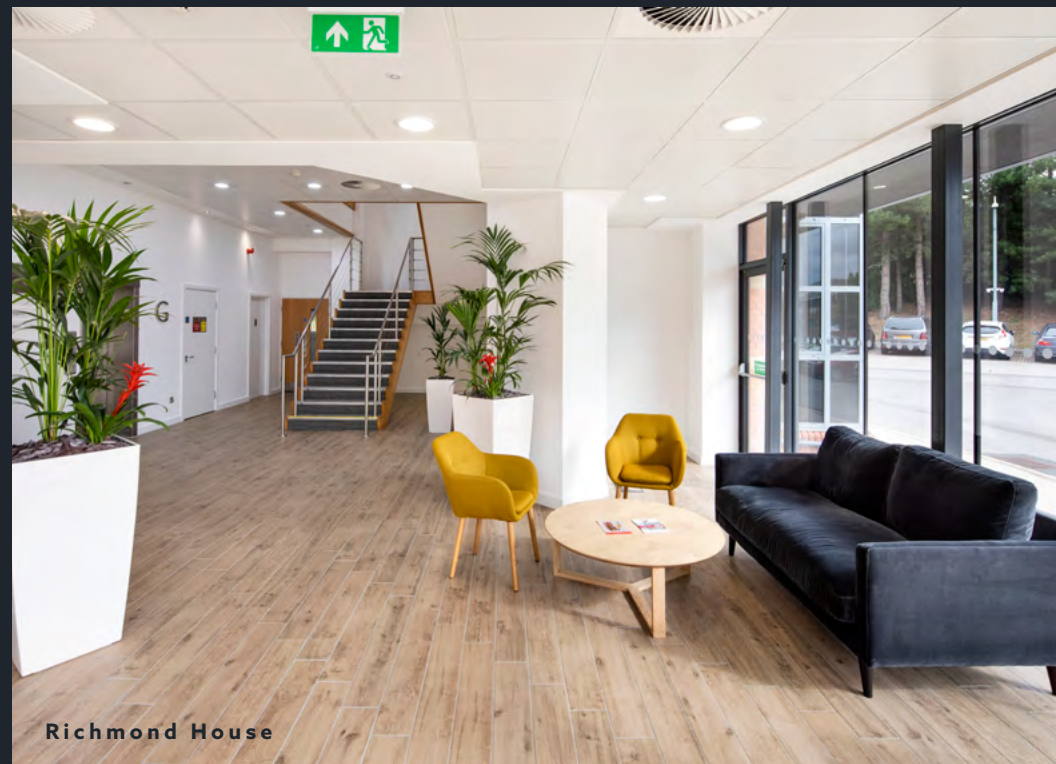
THE PREMIER PARK

Lawnswood Business Park is North Leeds' premier business location and is already home to a number of major occupiers including Equiniti, Aramark, BMA, Handelsbanken, Fuel Card, BHP Accountants and Brenntag.

ESTABLISHED

Lawnswood Business Park comprises eight high quality detached office buildings totalling almost 150,000 sq ft set in a mature landscaped environment of over 9 acres providing excellent car parking, cycle storage and 24 hour security. The prestigious location fronting the Leeds outer ring road (A6120) provides occupiers with an exceptional working environment that offers the convenience of easy access to the city centre and surrounding north Leeds conurbations.

Lawnswood Business Park boasts a wide range of building and suite sizes with the ability to meet varied occupier demands. Each building offers fully refurbished office space of the very highest specification, providing flexible, efficient, modern open plan comfort cooled accommodation with contemporary finishes throughout.





QUALITY

Lawnswood Business Park provides impressive high quality office space that incorporates the following specification:

- ✂ Comfort cooling
- ♿ Male, female and disabled WCs
- ↑ Raised access floors
- 🚿 Shower facilities
- ↓ Quality carpeting and decorations throughout
- 🚲 Bicycle storage
- 💡 Suspended ceilings with integrated LED lighting
- 🔒 24 hour security
- ✓ Full DDA Compliance
- 🚗 Excellent car parking ratio
- 👤 On-site management








RED BEAN
 on site café serving coffee & food

CITY CENTRE
 5 miles to Leeds city centre

⋮
HORSFORTH
 Local high street shopping, restaurants & banks

⋮
HEALTH & FITNESS
 David Lloyd 2 miles to the east and Cookridge Health Club 2 miles to the north



AMENITIES

Lawnswood Business Park situated in this popular part of north Leeds, offers easy access to an extensive and diverse range of amenities. As well as the thriving Red Bean Café, located on the park and serving freshly made coffee and food throughout the day, the surrounding locality provides a wide range of retail, leisure, healthcare, fitness and hotel facilities.



BUSES



Frequent bus routes between the park and the city centre

NETWORK



to the A660 and the A65 northern arterial routes

6 TRAINS



per hour on peak to the city centre

11 MINS



from Horsforth Station to Leeds city centre

6 MINS



from Kirkstall Forge Station to Leeds city centre

10 MINS



to Leeds Bradford International Airport by road



LOCATION

Prominently located fronting the Leeds outer ring road A6120, Lawnswood Business Park is only 5 miles from Leeds city centre and readily accessible from the A660 & A65. Horsforth train station is located 1.5 miles away and Kirkstall Forge Station 2 miles away, with a regular bus service to Leeds Bradford International Airport every 10 minutes.

Lawnswood Business Park also benefits from the popular Red Bean café on site, along with close proximity to numerous amenities close by in Horsforth town centre.

SAT NAV: LS16 6QY



Horsforth Train Station



FOR FURTHER INFORMATION

For further information or for viewings, please contact the joint agents below:



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. December 2023