

# LAWNSWOOD HOUSE

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A HIGH PROFILE FULLY REFURBISHED OFFICE BUILDING  
PROVIDING 36,394 SQ FT OF CONTEMPORARY WORKSPACE

LEEDS OUTER RING ROAD • NORTH LEEDS • LS16 6QY

# LAWNSWOOD HOUSE

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A high-profile fully refurbished office building which comprises 36,394 sq ft and 140 private car parking spaces.

Lawnswood House has been comprehensively refurbished with new glazing to the central façade providing bright and impressive contemporary workspace on ground, first, second and third floor levels.

The building's reception has been completely remodelled to provide a prestigious double-height entrance foyer with the ground floor being ideally suited for collaboration space incorporating meeting rooms. The ground floor also includes extensive bike storage, showers and changing facilities.

The refurbishment was delivered with strong ESG credentials in mind, having used recycled materials where possible, sourced local materials, and a modern and efficient VRF heating and cooling system being installed. Extensive changing facilities and electric car charging points have also been included to encourage sustainable travel.





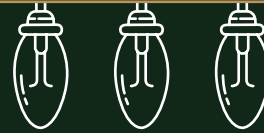
LAWNSWOOD HOUSE



# GRADE A SPECIFICATION



24 HOUR ON-SITE  
SECURITY



METAL SUSPENDED CEILING TILES  
WITH LED LIGHTING



HIGH QUALITY

CARPETING AND  
DECORATIONS THROUGHOUT



VRF AIR  
CONDITIONING

(OCCUPATIONAL DENSITY  
1 PERSON:8 SQ M)

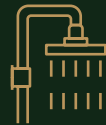
FULLY DDA  
COMPLIANT



2X BRAND NEW  
8 PERSON  
PASSENGER  
LIFTS

SECURE BICYCLE  
STORAGE

WITH DRYING  
FACILITIES



EXTENSIVE  
SHOWER &  
CHANGING ROOM  
FACILITIES

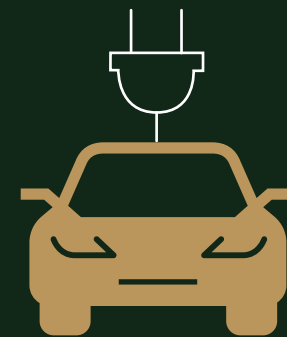


CONTEMPORARY  
WC FACILITIES

GENEROUS AND SECURE  
PRIVATE CAR PARK

PROVIDING  
140 SPACES

& ELECTRIC  
CAR CHARGING



↑ FULL ACCESS RAISED FLOORS ↑

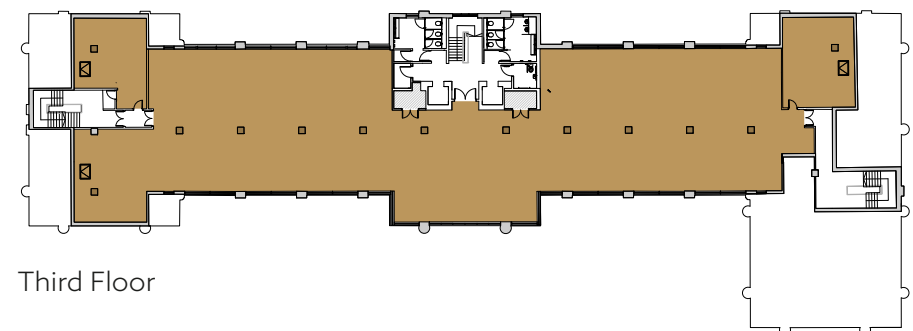
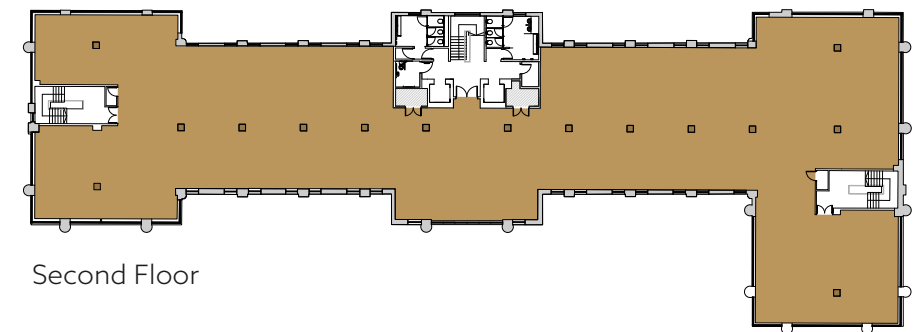
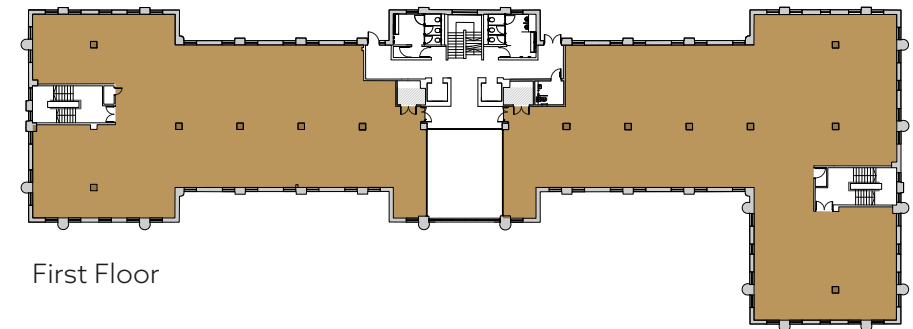
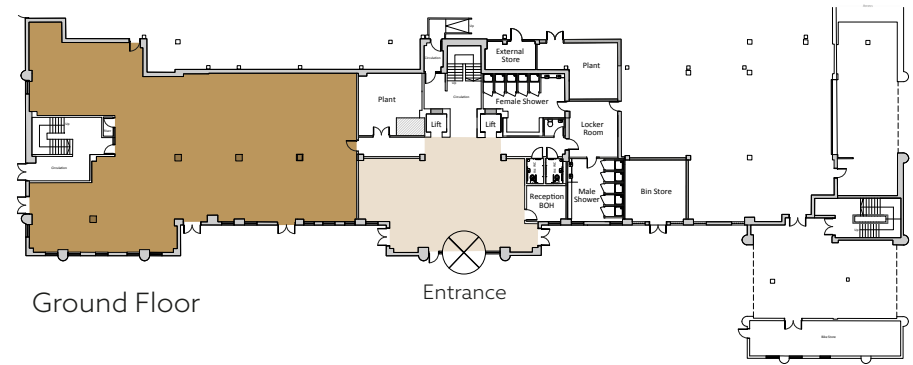
# OFFICE FLOOR AREAS

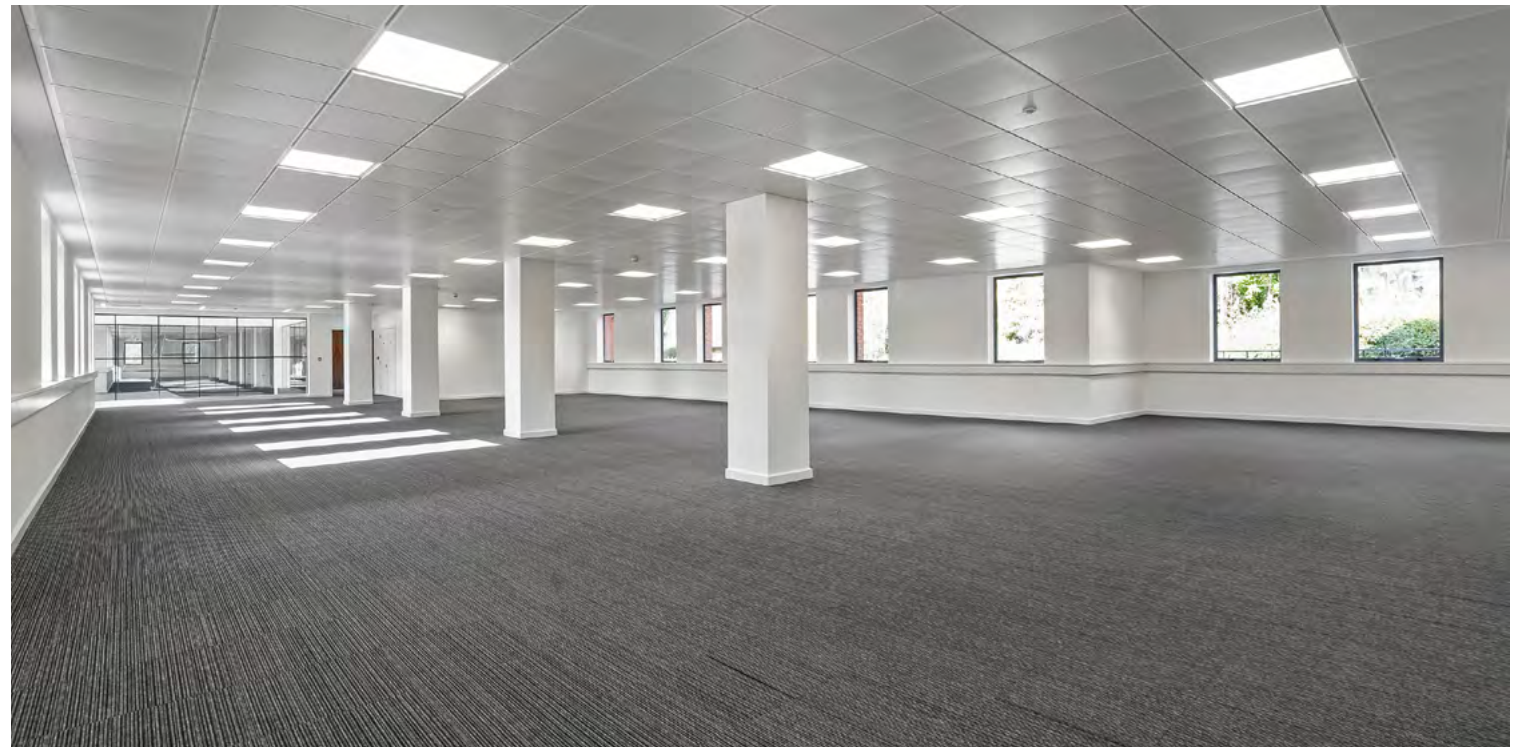
The building provides a flexible and efficient layout with a light and airy internal environment.

The building will provide the following accommodation:

Floor	NIA (Sq Ft)	NIA (Sq M)
Reception	1,327	123.3
Ground	4,351	404.2
First	10,952	1,017.5
Second	11,964	1,111.5
Third	7,800	724.6
<b>TOTAL</b>	<b>36,394</b>	<b>3,381.1</b>

Lawnswood House provides a private multi-storey car park with 140 spaces.





# LAWNSWOOD BUSINESS PARK

Lawnswood Business Park  
is already home to a number  
of occupiers including:

- Zuru Toys
- Aramark
- Handelsbanken
- Fuel Card
- BHP Accountants
- Brenntag
- Wizu

Lawnswood House is prominently positioned on Lawnswood Business Park which comprises 8 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.

Substantial leisure and retail facilities are available at nearby Horsforth and Headingley with the Red Bean Café providing attractive café facilities on site.



ON SITE  
CAFÉ

RED BEAN SERVING  
COFFEE & FOOD



HIGH  
STREET

SHOPS, RESTAURANTS  
& BANKS IN HORSFORTH



HEALTH  
& FITNESS

DAVID LLOYD & COOKRIDGE  
HEALTH CLUB (2 MILES)



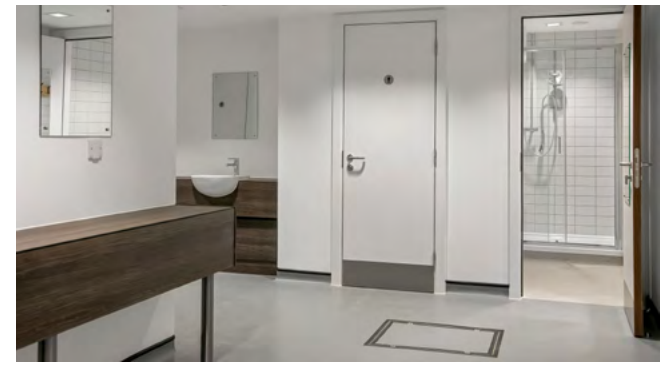


LAWNSWOOD  
HOUSE



RED BEAN  
CAFÉ

RING ROAD  
WEST PARK



# PREMIER BUSINESS LOCATION

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Lawnswood Business Park is North Leeds' premier business location.

Prominently located fronting the Leeds Outer Ring Road (A6120), Lawnswood Business Park is only 15 minutes from Leeds City Centre and readily accessible for the A660 and A65.

Horsforth train station is located 1.5 miles away and Kirkstall Forge train station 2 miles away, with a regular bus service to Leeds Bradford International Airport every 10 minutes.



15 MINS

LEEDS CITY CENTRE



1.5 MILES

HORSFORTH TRAIN STATION



EVERY 10 MINS

BUS TO LEEDS BRADFORD INTERNATIONAL AIRPORT



Indicative Image.



# FURTHER INFORMATION

## LEASE TERMS

The office space is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## EPC

The building has an EPC of B.

## RATEABLE VALUE

Interested parties should contact the VOA for further information.

## FURTHER INFORMATION

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

[WWW.LAWNWOODBUSINESSPARK.COM](http://WWW.LAWNWOODBUSINESSPARK.COM)

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

☑ Designed and produced by [kubiakcreative.com](http://kubiakcreative.com) 225412 12/23



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LAWNWOOD  
BUSINESSPARK