



LANCASTER HOUSE

AIRPORT WEST, LEEDS

PREMIER HEAD QUARTERS OFFICE BUILDING
26,700 SQ.FT.

NORTH LEEDS' PREMIER OFFICE PARK

AIRPORT
WEST



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.

A STRATEGIC LOCATION FOR BUSINESS.

Located to the North West of Leeds city centre and immediately adjacent to Leeds Bradford International Airport. Accessed from the A658 Harrogate Road, Airport West occupies a strategic location for commuters living in the 'Golden Triangle/Square' of North Leeds, Wetherby Harrogate and Ilkley.

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
HEAD QUARTERS
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.



AIRPORT
WEST
PHASES 1 & 2

AN ENVIABLE
LOCATION IN
NORTH LEEDS'
PREMIER
OFFICE PARK.





OWNERS & OCCUPIERS



RM GROUP WPL

SECURITY KIOSK

JACK LUNN

WEST COURT PROPERTIES

PROPOSED AMENITY BUILDING

TOWERGATE RISK SOLUTIONS

AIRDALE MECHANICAL & ELECTRICAL

NUNWOOD CONSULTING

LANCASTER HOUSE

PHASE 4

49,000 SQ.FT ARRANGED IN 5 BUILDINGS.
RETAIL/AMENITY BUILDING.

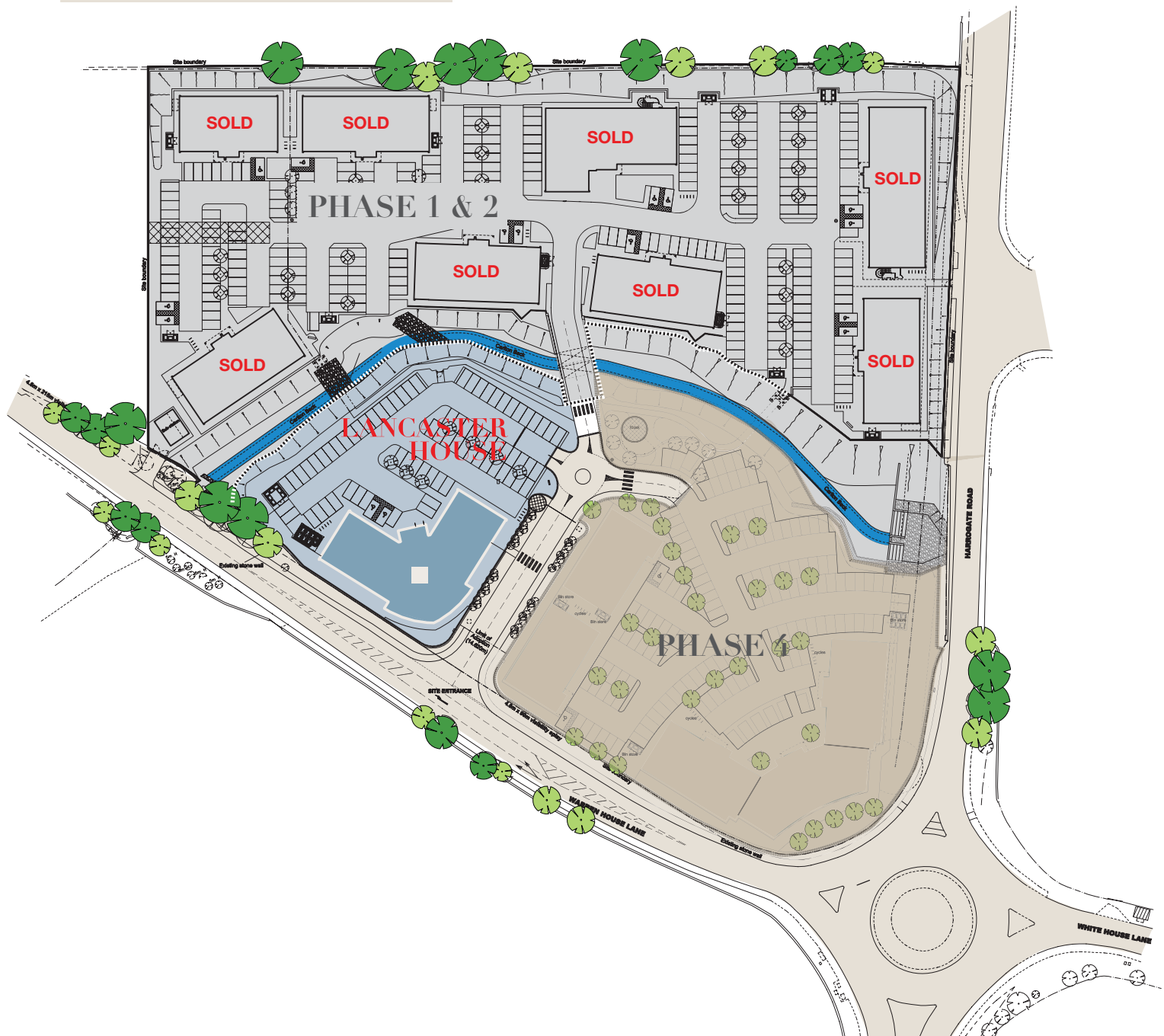


MASTERPLAN.

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

PHASE 3 LANCASTER HOUSE

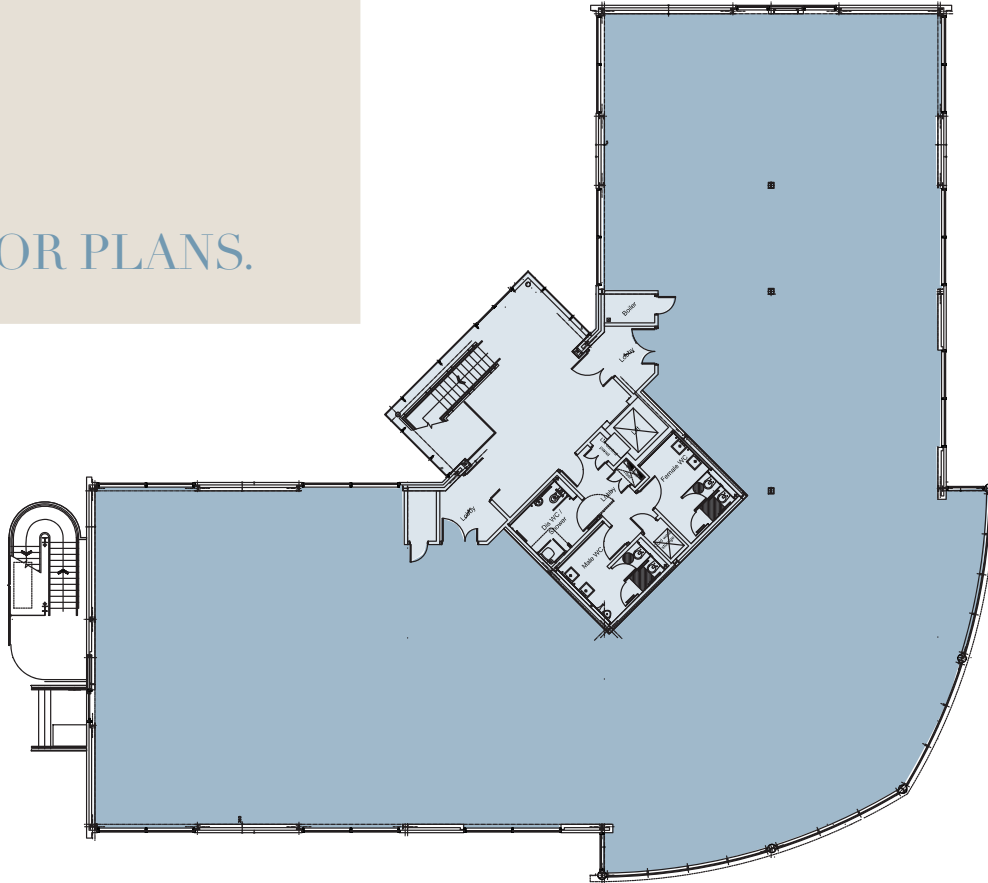
PHASE 4 49,000 SQ.FT ARRANGED IN 5 BUILDINGS. RANGING FROM 8,250 - 12,500 SQ.FT AVAILABLE LATE SEPT. 2008.



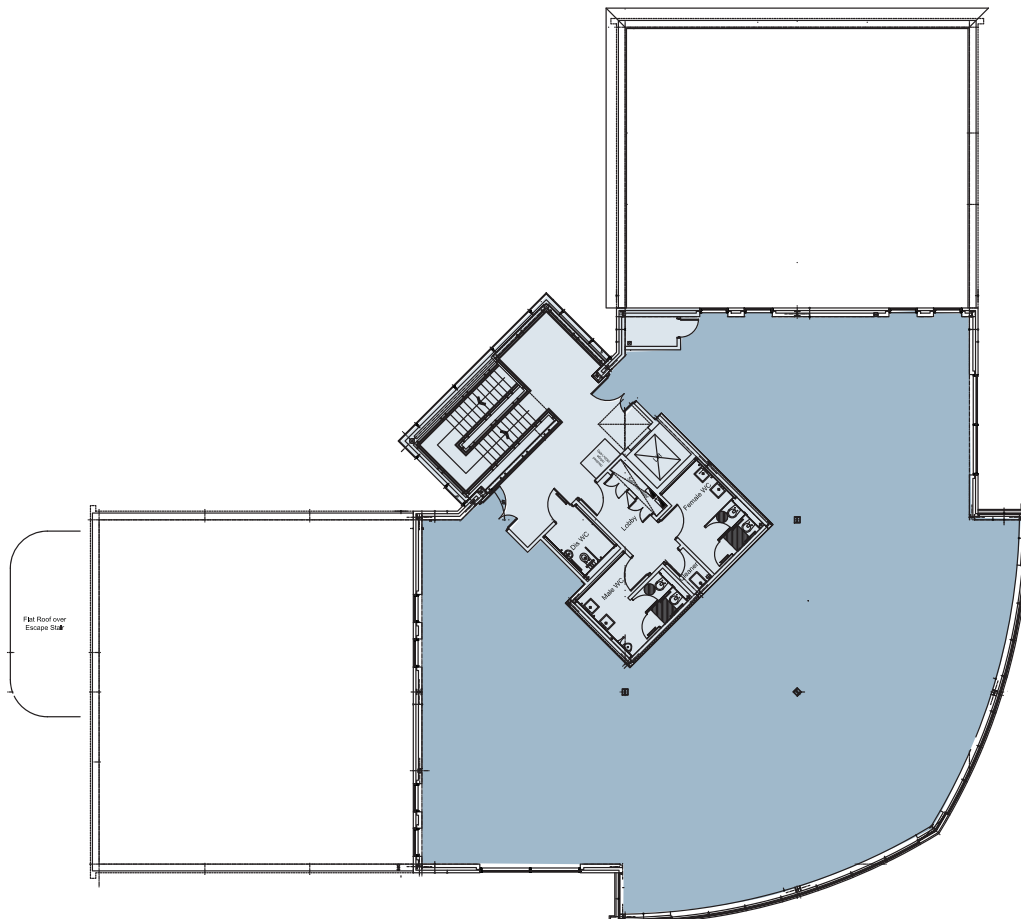


FLOOR PLANS.

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

	SQ.FT	SQ.M	CAR PARKING
GROUND FLOOR	7510	698	22
FIRST FLOOR	7570	703	22
SECOND FLOOR	7540	700	22
THIRD FLOOR	4080	379	12
TOTAL	26,700	2,480	78

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.

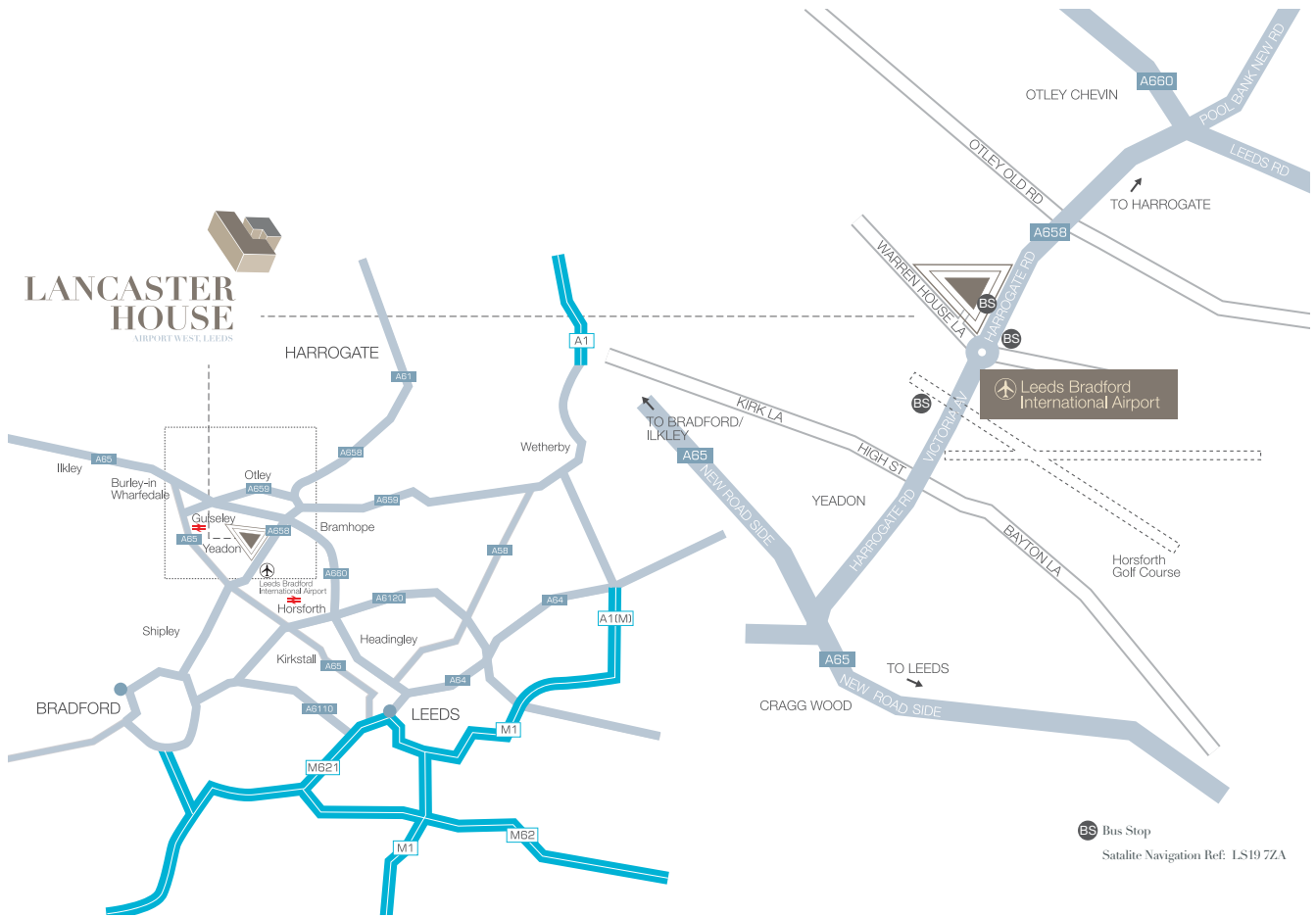


A WEALTH OF AMENITIES.

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



DRIVE TIMES 		FLIGHT TIMES 	
Town	Time	Town	Time
Leeds	15 mins	London	1hr 15 mins
Bradford	15 mins	Edinburgh	1hr 0 mins
Otley	10 mins	Bristol	1hr 10 mins
Ilkley	15 mins	Dublin	50 mins
Harrogate	15 mins	Paris	1hr 35 mins
Wetherby	25 mins	Amsterdam	1hr 20 mins
York	45 mins	Brussels	1hr 20 mins





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NORTH LEEDS' PREMIER OFFICE PARK



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