

Armley Court, Armley Road, Leeds



Tel: 0870 441 2222

OTHER BUSINESS HOMES SCHEMES: Inverness, Aberdeen, East Kilbride, Halbeath, Edinburgh, Macmerry (Edinburgh East), Glasgow (Airport), Hamilton, Harrogate, Wakefield, Doncaster (Airport), Liverpool (Airport), Manchester, Stockport, Stoke on Trent, Sheffield (South East), Sheffield (Central), Birmingham (South East), Coventry, Luton, Watford, Stokenchurch (High Wycombe), Swindon, Reading, London Docklands, Solent Business Park, Wokingham

Flexible Terms to Suit Your Needs...

Leasehold

- Flexible short and long lease terms to suit your business needs.

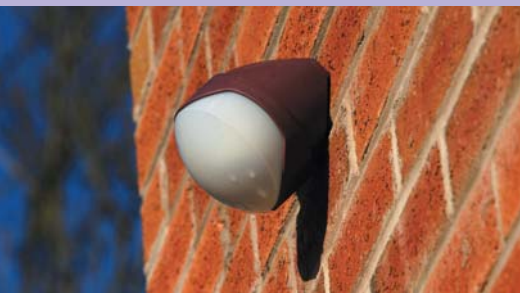
VAT

- VAT will be charged on rent and sale prices.

Rental figures available on application.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes/GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

Location

- Armley Court is prominently located fronting the A647 Armley Road, approximately 1.5 miles to the west of Leeds City Centre.
- The site offers excellent access to Junction 2, M621 approximately 2.5 miles to the south, and to the Leeds outer ring road approximately 3 miles to the west. Hence providing good links to the national motorway network and beyond.
- Leeds-Bradford airport is approximately 6.5 miles to the north west.
- Armley Court also benefits from the provision of a number of local amenities close by, including Armley District Centre which provides a number of banks, retail outlets and public houses.

Sat Nav Postcode: LS12 2NB

Distances

Leeds City Centre	1.5 miles
Leeds Railway Station	1.5 miles
M621, Junction 2	1.5 miles
White Rose	3.25 miles
Pudsey	4 miles
Morley	5 miles
Bradford	9 miles
Wakefield	13 miles
Manchester	43 miles

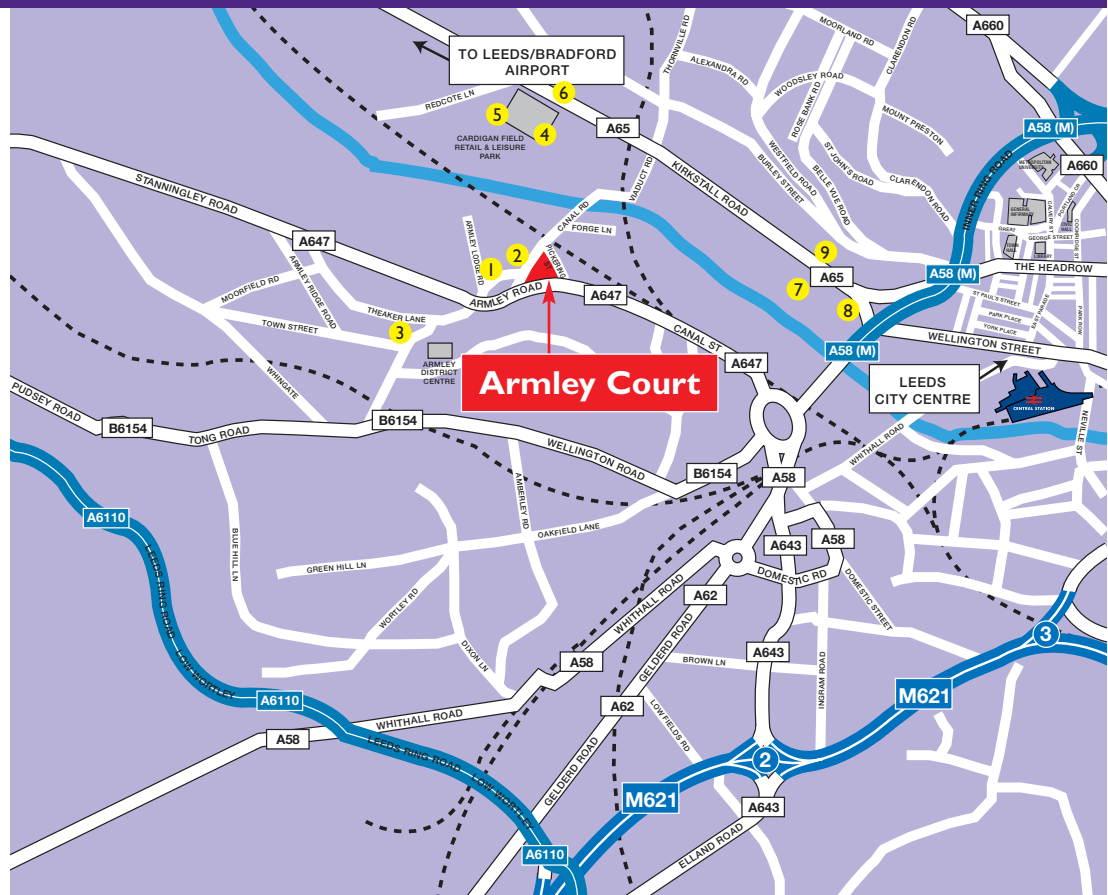
Bus Service to LCC every 5 minutes.

Armley Court

ARMLEY ROAD, LEEDS

Amenities

- Rose & Crown Pub 200m
- The Golden Lion & Nelson's Inn 400m
- Armley District Retail Centre: 750m
 - Superdrug
 - Wilkinsons
 - Tesco-Express
- Cardigan Fields Retail/Leisure Park: 1 mile
 - Virgin Fitness
 - Vue Cinema
 - McDonalds
 - Quinceys
 - Pizza Hut
 - Frankie and Bennys
- Fitness First 1 mile
- Tadpoles Nursery 1 mile
- Premier Travel Inn 1.5 miles
- TGI Fridays Diner 1.5 miles
- Holiday Inn Express 1.5 miles



A Development By:



jonathan.houlston@businesshomes.co.uk

For:



THE JAMES HARE GROUP

Agents:



0113 244 1441
www.kingsturge.com

alastair.gill@kingsturge.com
elizabeth.ridler@kingsturge.com



0113 369 6000
sandersonweatherall.com

glenn.levison@sandersonweatherall.com
richard.thornton@sandersonweatherall.com

Armley Court

ARMLEY ROAD, LEEDS



To Let - Two storey self contained office buildings

1,324 ft² (123 m²) to **6,168 ft²** (573 m²)

www.businesshomes.co.uk



• Self contained 2 storey • Designated free car parking • Your own front door • Naming rights of the building

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



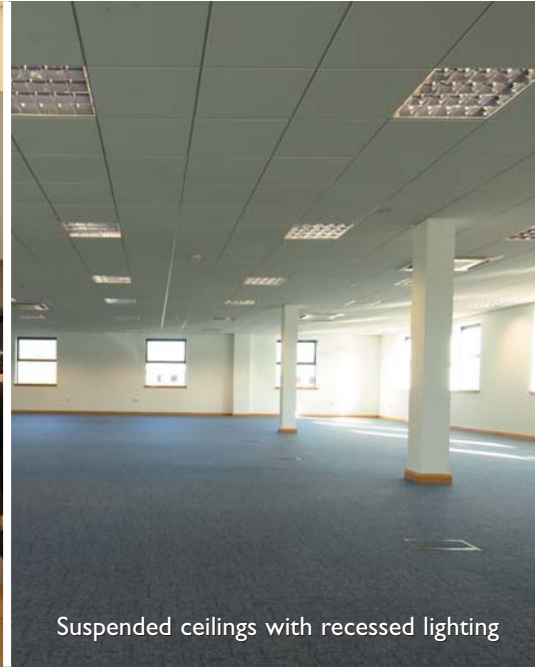
• Each floor self contained • Suites from 1,324 ft² - 6,168 ft² • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

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Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling/conditioning)

Finished to a Market Leading Specification

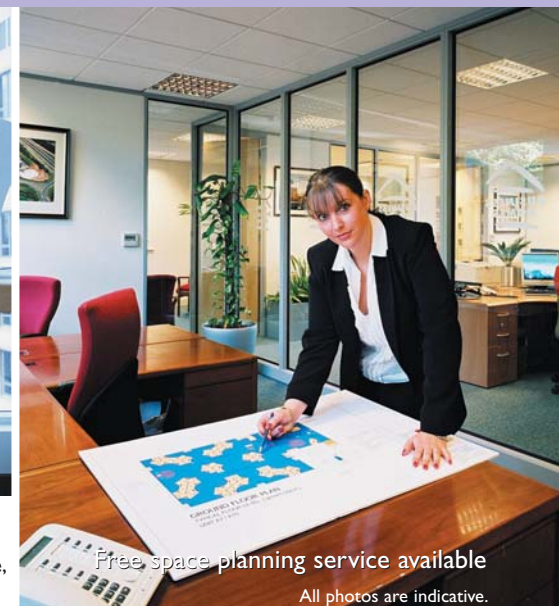


Tailor-made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.

Armley Court

ARMLEY ROAD, LEEDS