

# vanguard house

## Leeds

Refurbished Office  
Ground Floor Suites To Let

From 2,563sq.ft (238.11sq.m) to  
8,868sq.ft (823.6sq.m)

VANGUARD  
HOUSE

**Vanguard**; the forefront of innovation  
and application of new concepts and  
techniques in any given field.



**Vanguard House** is an attractive brick, former mill building, which has been substantially refurbished to provide high quality office accommodation.

The three storey building totalling some **27,800sq.ft** benefits from secure car parking and on site security including CCTV monitoring.

## Specification

Internally the suite benefits from a recent refurbishment to the following specification:

- **Comfort Cooling**
- **Raised access floor**
- **Suspended ceilings**
- **LG7 lighting**
- **Dedicated entrance**
- **DDA compliance**
- **WC facilities**
- **On site security with CCTV**

## Accommodation

The ground floor accommodation totals some **8,868sq.ft (823.86sq.m)** of open plan office accommodation.

The accommodation is available either as a whole or can be split into two suites of **2,563sq.ft (238.11sq.m)**, **6,305sq.ft (585.75sq.m)**.

The larger of the suites is self contained and benefits from a dedicated entrance foyer and WC facilities.

The smaller of the suites benefits from the use of the communal common areas and facilities.

## Terms

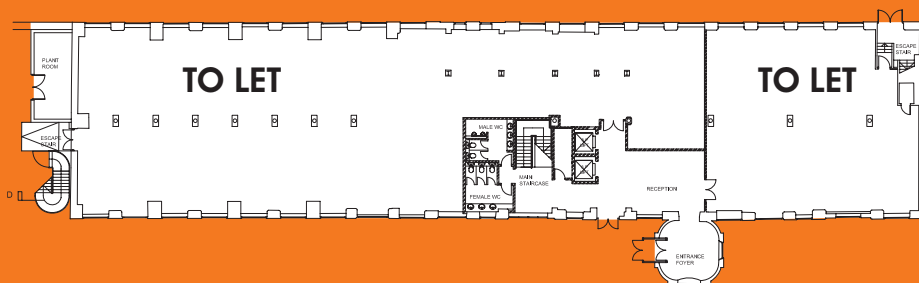
The accommodation is available by way of new full repairing and insuring leases for a term of years to be agreed.

## Rent

Available on application.

## Parking

The accommodation benefits from dedicated on site parking spaces.





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## Location

Vanguard House is prominently situated on Meadow Lane in a rapidly developing area of Leeds close to new developments such as Bewleys Hotel, Leeds City Office Park and Bridgewater Place. The property is well placed to provide easy access to Leeds City Centre and Leeds railway station with excellent motorway access also provided via junction 3 of the M621, situated almost adjacent to the property.

**Misrepresentation Act:** The agents for themselves and for the vendors or lessors of their property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute any part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property. **Design and Production DS.EMOTION OCT 2007 (7570)**

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