



For Sale/To Let

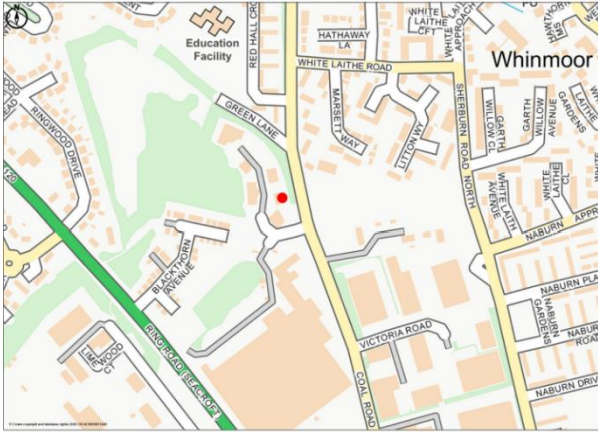
Unit 2 Hawthorn Park

Coal Road, Leeds LS14 1PQ

- 4,713 sq ft
- 17 onsite car parking spaces
- Exposed services
- Raised access floors and air conditioned throughout
- Quoting £645,000 exclusive of VAT

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



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 LANDMARK INFORMATION Plotted Scale - 1:5000, Paper Size - A4

Location

Hawthorn Park is conveniently located on Coal Road just off the Leeds Outer Ring Road. The location enables easy access to the City Centre approximately 6 miles to the west, along with junction 46 of the M1, 4 miles to the south and A1(M) to the east via either the A64 or A58. For staff, the location is easily accessible from the north and east Leeds villages and suburbs as well as being close to various amenities including a Tesco superstore. A regular bus service runs along Coal Road providing public transport access to the Park.

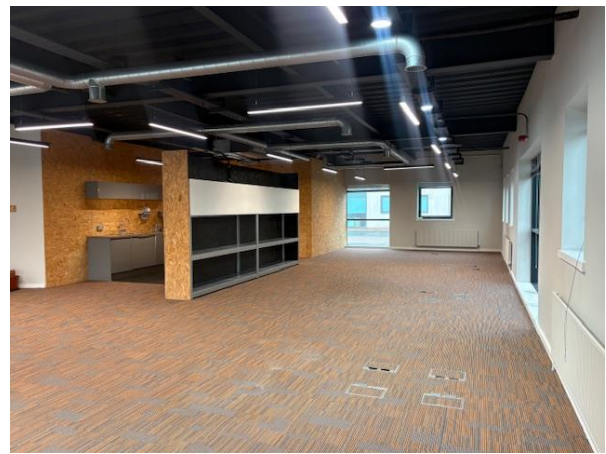
Description

Hawthorn Park is a successful and thoughtfully designed business park providing a range of stylish, contemporary buildings each offering flexible modern office accommodation of the very highest standard.

The subject property occupies a prominent position fronting the entrance to the office park and comprises a two-storey detached office building of the following specification;

Specification

- ◆ Exposed finish
- ◆ Air conditioning
- ◆ Raised access flooring throughout
- ◆ Generous double height entrance area
- ◆ Extensive glazing affording excellent natural light
- ◆ Generous floor to ceiling height
- ◆ Kitchen on each floor
- ◆ Security alarm and door entry system
- ◆ Male, female and disabled toilet facilities
- ◆ 17 car parking spaces are available with the demise



Accommodation

The property has been measured to have the following approximate net internal floor areas:-

Floor	Size (sq ft)	Size (sq m)
Reception	86	7.99
Ground	2,315	215.07
First	2,312	214.79
Total	4,713	437.85

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The long leasehold of the property (999 years from 1 April 2022) is available to purchase at a quoting price of £645,000 exclusive of VAT.

Alternatively, the Landlord will consider a letting of the whole or on a floor by floor basis at a rent of £13.00 psf pa exclusive.

Estate Charge & Insurance

An estate charge and Landlord's building insurance is payable in connection with the building. Details available on request.

Rateable Value

The offices have been assessed to have the following rateable values:

Floor	Rateable Value (effective 1 April 2026)
Part ground	£17,250
Part ground	£12,500
First	£30,000

The current multiplier in the pound for the financial year 2025/2026 is 49.9 pence. We advise all interested parties to make their own enquiries of the local Valuation Office.

EPC

The property has been assessed with an EPC Rating of B (40).

Anti Money Laundering

Any incoming tenant will be asked to provide financial information and be subject to relevant AML / KYC checks.

Subject to Contract

Photographs: January 2026

Particulars: January 2026

Viewing & Further Information

Strictly by appointment with the sole letting agents:

Knight Frank

Contact: Elizabeth Ridler

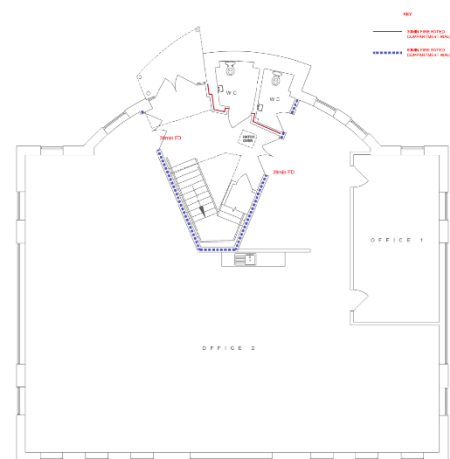
Email: elizabeth.ridler@knightfrank.com

Tel: +44 7500 032 855

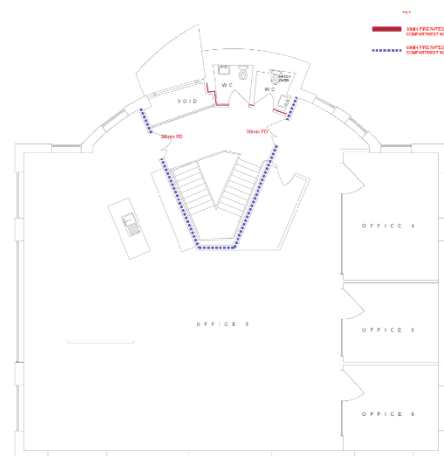
Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: +44 7971 745 763



GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [January 2026]. Photographs dated [January 2026].

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