

# Turnberry Park

Gildersome, Leeds, Jct 27 M62/M621



OFFICE PARK



**FOR SALE/TO LET**

Two storey self contained office buildings from **1,522 ft<sup>2</sup> (141 m<sup>2</sup>)** to **6,168 ft<sup>2</sup> (573 m<sup>2</sup>)**



Making work  
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We give our customers the choice of being able to buy or rent, tailoring terms to suit their needs and finances.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.

A handwritten signature in black ink, reading "Simon Houlston", with a horizontal line underneath.

Simon Houlston  
Chairman of Business Homes

...Impressive...

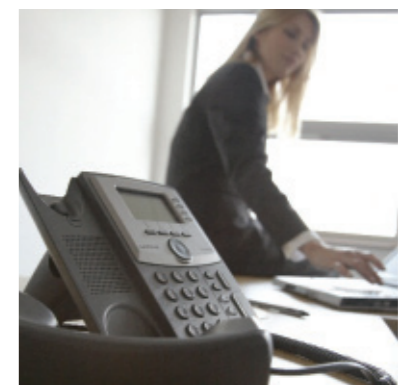
'Impress your clients,  
impress your staff with...'



Your own branding on a new self contained building  
with free designated parking.



Your own front door providing a light and airy,  
contemporary entrance.



State of the art telecommunications available.



'Flexible working space  
designed for your operational  
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.



Free space planning service available.



...Flexible...





...Comfortable...

'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning (comfort conditioning) as standard.



WC and kitchen on each floor. Kitchen includes dishwasher, fridge, sink and storage.



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





...Secure...

'Providing a secure working environment for your business and staff'

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

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An 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.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is a 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 vehicle 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. This can include the fire alarm, temperature control in 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.
- A Hiscox Insurance Package for Business Homes customers offers a premium reduction of 20% due to the above security features.



# Buy or rent (it's your future)...

'A choice of Tenureships to suit you and your businesses needs'

## Freehold:

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold:

- Length of lease and terms to suit your business needs.

## Quoting Prices:

- Price and rental figures available on application.

## VAT:

- VAT will be charged on rent and sale prices.

## Warranties:

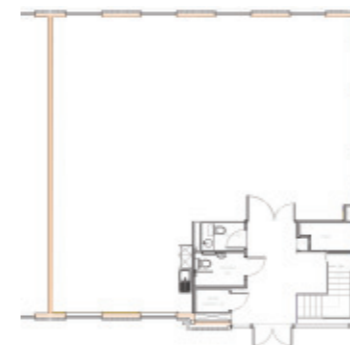
- 12 years Design Build Warranty is provided by the Contractor; supported by 12 year Warranties from the Architects and Engineers.



# Floor plans

## 3,043 ft<sup>2</sup> floor size

Ground Floor



First Floor - Sample Fit Out



## 4,162 ft<sup>2</sup> floor size

Ground Floor



First Floor - Sample Fit Out



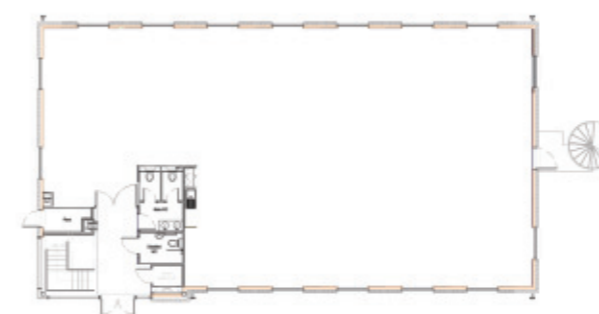
# Schedule of accommodation

Building	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Typical Occupation Numbers
1	3,043	283	11	20-40
2	3,043	283	11	20-40
3	6,168	573	22	50-70
4	3,043	283	11	20-40
5	3,043	283	11	20-40
6	4,162	387	14	25-55
7	6,168	573	22	50-70

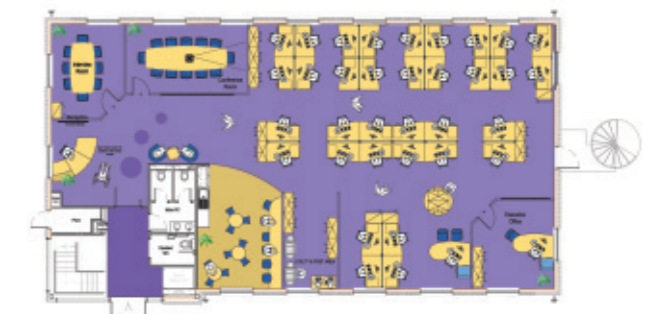
Each building has the potential to be split in a floor by floor basis with suites from 1,522 ft<sup>2</sup> (141 m<sup>2</sup>).

## 6,168 ft<sup>2</sup> floor size

Ground Floor



First Floor - Sample Fit Out





comes to...

## Turnberry Park

Gildersome,  
Leeds, Jct 27 M62



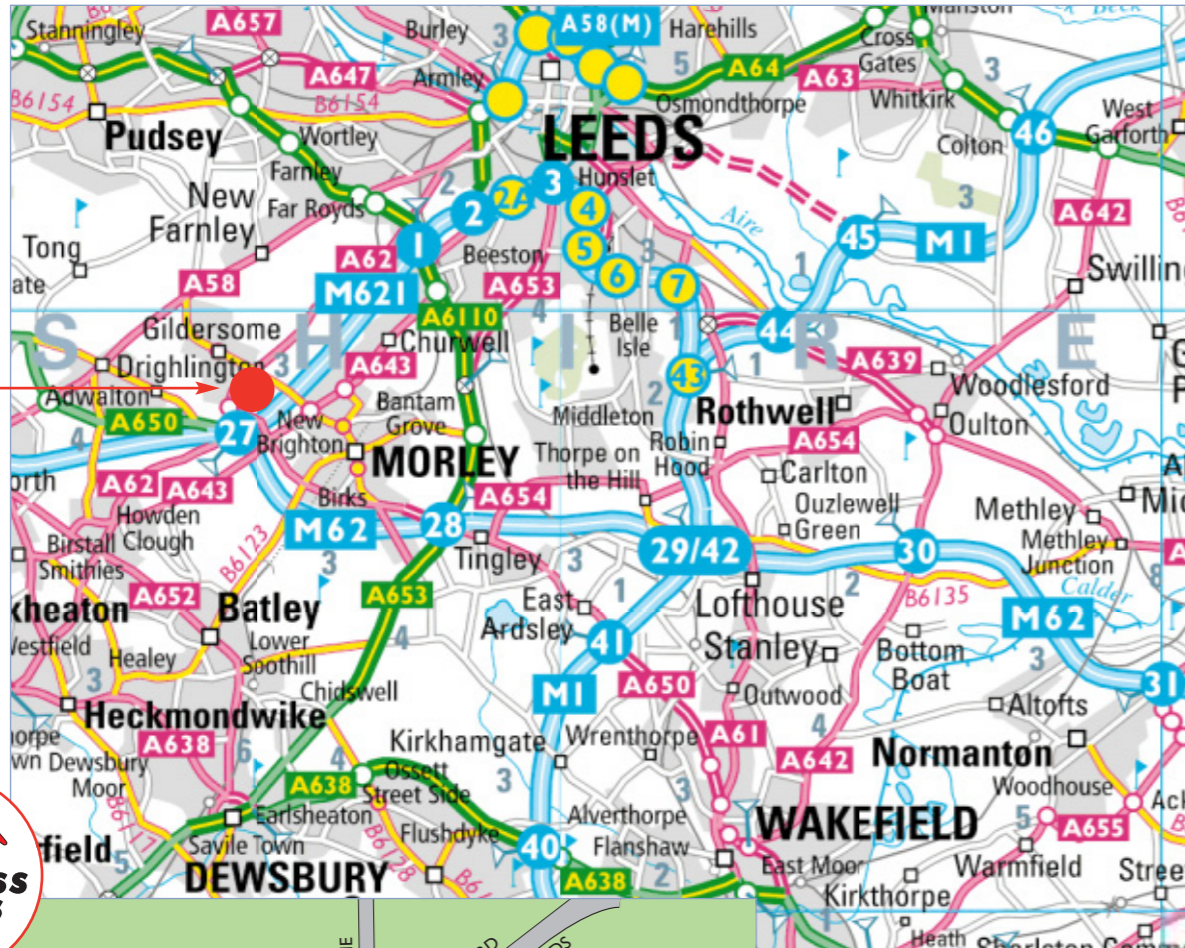
# The ideal location...



# The place to be...

## Location

- Turnberry Park is superbly located offering unrivalled accessibility to the regions motorway network.
- The site is strategically positioned on the A650 just off Junction 27 of the M62 at its intersection with the M621.
- The site enjoys prominent frontage to the M621 Motorway whilst also providing convenient accessibility to the local amenities offered at Junction 27 Retail Park and Morley Town Centre.
- Additionally Leeds City Centre is only 4 miles to the northeast with Bradford City Centre approximately 15 minutes drive to the northwest. In addition to offering convenient accessibility by car, the location is also well served by public transport with numerous bus services running along the A650 in front of the site.



## Amenities

Turnberry Park has the benefit of an extensive selection of restaurants, leisure and retail outlets on its doorstep. Both Morley Town Centre and Junction 27 Retail Park are within approximately 1 mile of Turnberry offering the likes of ASDA, IKEA, Habitat, Starbucks, Boots, Pizza Hut, Morrisons, Travel Inn and Borders.

## Distances (approx)

	Distance	Drive Time
Leeds City Centre	4 miles	10 minutes
Leeds/Bradford Airport	13 miles	25 minutes
Bradford City Centre	7 miles	14 minutes
Manchester City Centre	39 miles	45 minutes

Sat Nav Reference: LS27 7LE



## ALSO DEVELOPING AT...

### Scotland

Aberdeen  
Dunfermline  
East Kilbride  
East Lothian  
Edinburgh  
Glasgow (Airport)

### North

Chester  
Chesterfield  
Doncaster (Airport)  
Knaresborough, Harrogate  
Leeds City Centre  
Leeds Thorpe Park  
Liverpool (Airport)  
Newcastle  
Manchester  
Stockport

### Midlands

Birmingham  
Coventry  
Swindon

### South

Bracknell  
Crawley  
Elstree  
Luton  
Southampton  
Stevenage  
Stokenchurch  
Winnersh  
Wokingham

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