

Quality Offices With Superb Connectivity

# CityWest



CityWest comprises 93,000 sq ft of HQ offices located 1.5 miles from Leeds City Centre and 800m from Junction 1 of the M621 motorway.

The three office buildings are set within a mature landscaped environment and benefit from the excellent car parking ratio of 1 space : 250 sq ft.

CityWest can accommodate requirements from 4,575 to 30,400 sq ft and is already home to occupiers such as Cennox, Sedgwick, Ascensor and Regus.





The fully refurbished Grade A office space can accommodate requirements from 4,575 to 30,400 sq ft

## Specification

All three buildings provide the following modern, high quality specification:

- Striking double glazed curtain walling system with solar controlled glazing
- Fully integrated hard and soft landscaping around the business park
- Fully refurbished Grade A office space
- Refurbished male and female WC's
- Remodelled reception and refurbished common parts
- 2.8m floor to ceiling height
- Four pipe fan coil air conditioning
- Parking ratio 1:250 sq ft
- Full access raised floors
- LED lighting
- Floor-to-ceiling glazing
- Existing fit-out (to part)



## Availability

### No.1 CityWest

Fully Let	Ascensor
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### No.2 CityWest

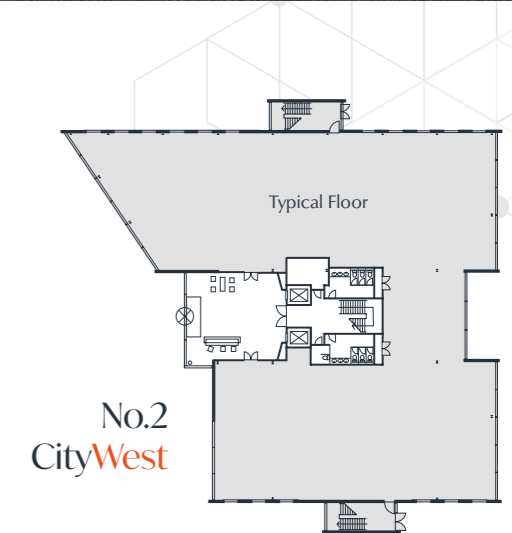
Ground Floor Suite A	Cennox
Ground Floor Suite B	6,950 sq ft
First Floor	12,590 sq ft
Second Floor	Sedgwick
Third Floor	10,860 sq ft
<b>Total Availability</b>	<b>30,400 sq ft</b>

### No.3 CityWest

Ground Floor	Regus
First Floor	Regus
Second Floor Suite A	4,760 sq ft
Second Floor Suite B	4,575 sq ft
Third Floor	7,890 sq ft
<b>Total Availability</b>	<b>17,225 sq ft</b>

Suites are available separately or together.

For the latest availability please visit [citywestleeds.com](http://citywestleeds.com)



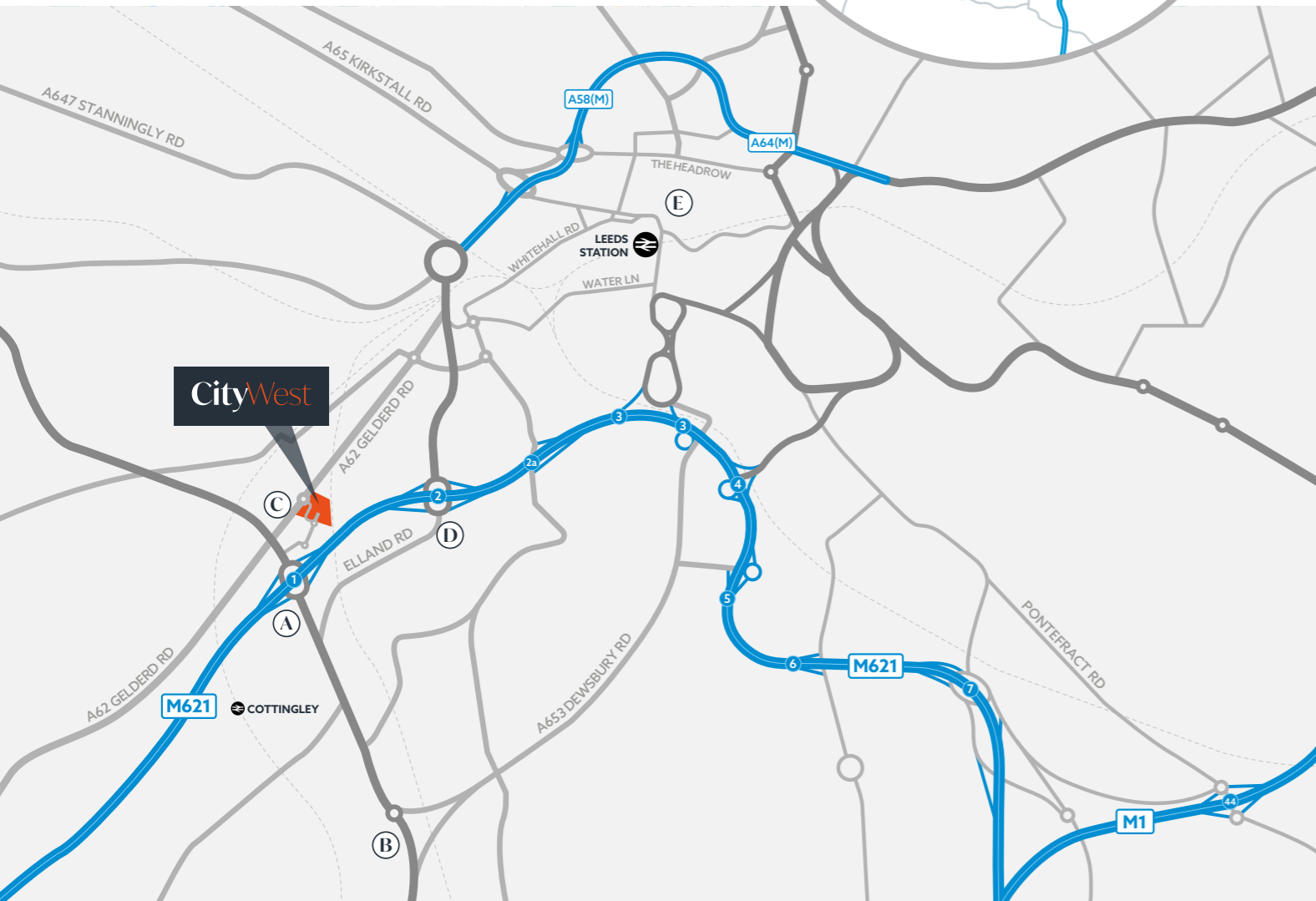
## Location

Easily accessible from Leeds City Centre and highly visible from the adjacent Trans Pennine rail route, CityWest is ideally positioned for quick and immediate access to both the national motorway network and Trans Pennine travel by road or rail.



## Situation

Strategically situated on Geldard Road approximately 1.5 miles (6 minutes drive) from Leeds City Centre, CityWest is 0.5 miles (2 minutes drive) from Junction 1 of the M621 motorway which links directly into the M62 and M1.



## Local Amenities

- A) Junction 1 Retail Park      2 minute drive
- B) White Rose Shopping Centre      5 minute drive
- C) Greggs (on Gelderd Road)      1 minute drive
- D) McDonald's (on Elland Road)      4 minute drive
- E) Trinity Leeds      6 minute drive

## SatNav

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# CityWest



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Property



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