

TO LET MODERN BUSINESS CENTRE OFFICES



WEST 44 BUSINESS CENTRE LAUREL MOUNT, STANNINGLEY, PUDSEY LS28 7QE

SUITES FROM

180

SQUARE FEET

TO

1,135

SQUARE FEET

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

LEEDS

NORTHSPRING

36 PARK ROW

LEEDS LS1 5JL



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LOCATION

West 44 occupies a prominent position on Richardshaw Lane / Laurel Mount in Stanningley. The property is located with immediate access to the A647 and benefits from a wide range of amenities being just a short walk from Pudsey town centre. New Pudsey train station is also situated nearby, providing convenient access to Leeds City Centre and the wider West Yorkshire region.

DESCRIPTION

West 44 comprises a three storey business centre providing modern, high specification office accommodation with suites ranging from 159 - 1,559 sq. ft. Accessed via a large communal lobby, each of the suites benefits from a suspended ceiling, carpet covered floors and large windows providing good levels of natural light.

RENT

All rents are inclusive of service charge and utilities (heating, lighting etc). The tenant is to be responsible for costs relating to business rates.

CAR PARKING / SHARED FACILITIES

The property is served by an undercroft car park as well as a separate car parking area accessed directly off Richardshaw Lane. Spaces are available on a first come, first serve basis.

Internally, the property benefits from shared WC and kitchen facilities.

RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each suite.

LEGAL COSTS

Each party is to be responsible their own legal costs incurred.

PROPOSED LEASE

Each suite is available by way of a 12 month lease agreement. Longer terms are also available.



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AVAILABLE ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

Room Name	Size (Sq Ft)	Annual Rental
001	180	£3,500
002	185	£3,500
004	330	£6,500
005	335	£6,500
009	354	£6,000
016	1,135	£19,500

LOCATION MAPS

