
TO LET

- ✓ Modern business centre offices occupying prominent roadside position
- ✓ 14 well-configured office suites available



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

MODERN BUSINESS CENTRE OFFICES

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 – 1,135 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.

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 served basis.

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

RATEABLE VALUE

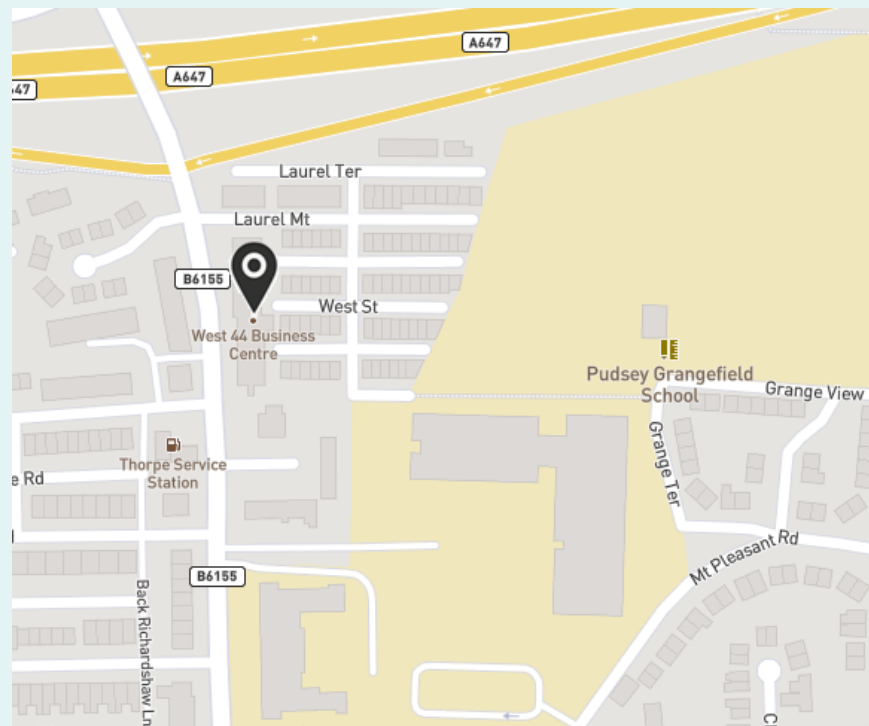
The Sole Agents can provide the Rateable Value for each suite.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

PROPOSED LEASE

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



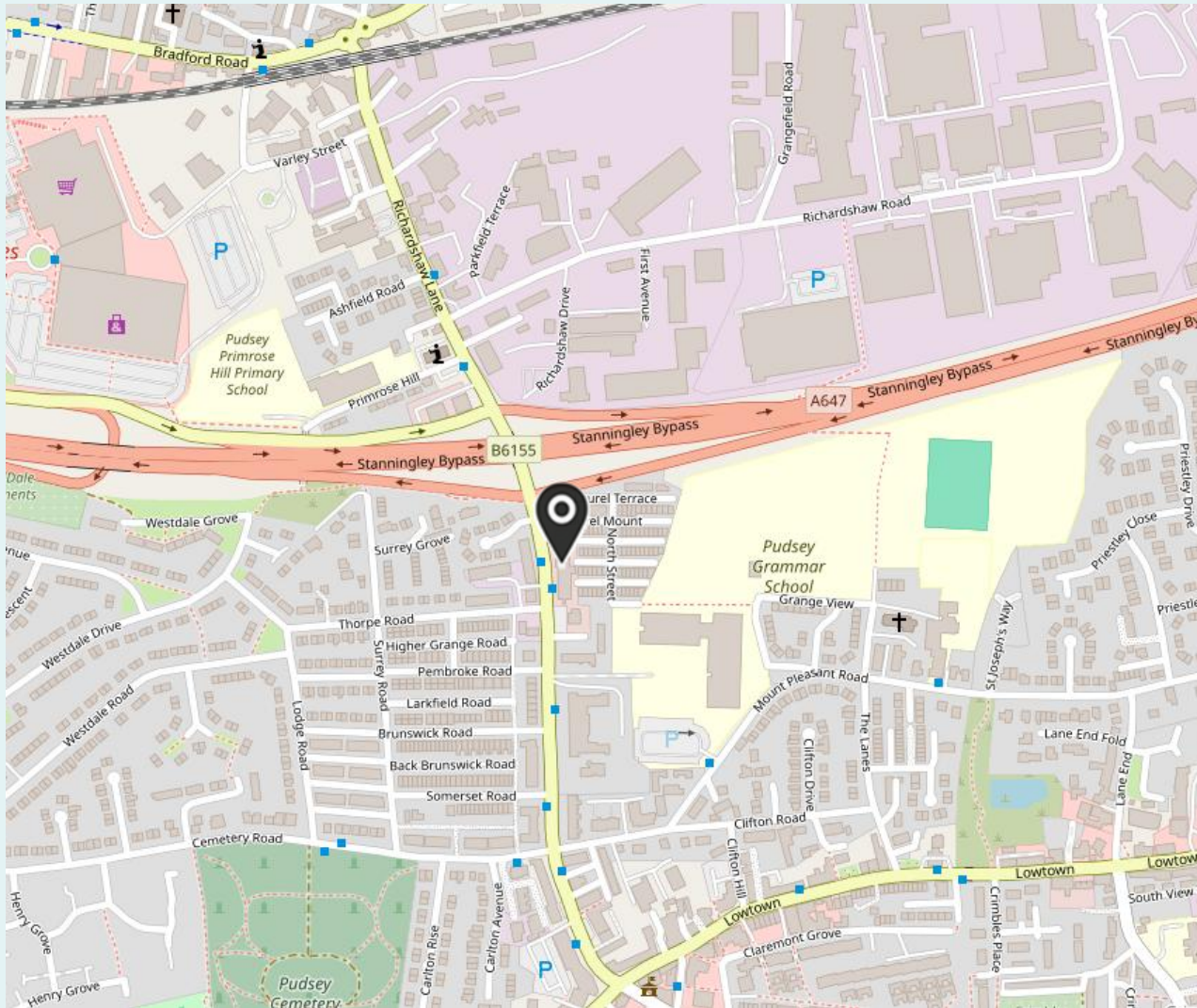
ACCOMMODATION

Suite Number	Size (sq. ft.)	ERV
Suite 003	345	£6,500
Suite 004	330	£6,500
Suite 005	335	£6,500
Suite 009 (Current GF Meeting Room)	354	£6,000
Suite 012	320	£6,500
Suite 014	335	£6,500
Suite 015	174	£3,500
Suite 103	320	£6,500
Suite 105	190	£3,500
Suite 201	159	£3,500
Suite 203	320	£6,500
Suite 204	205	£3,500
Suite 205	192	£3,500
Suite 207	320	£6,500

RENT

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





VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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**Lambert
Smith
Hampton**