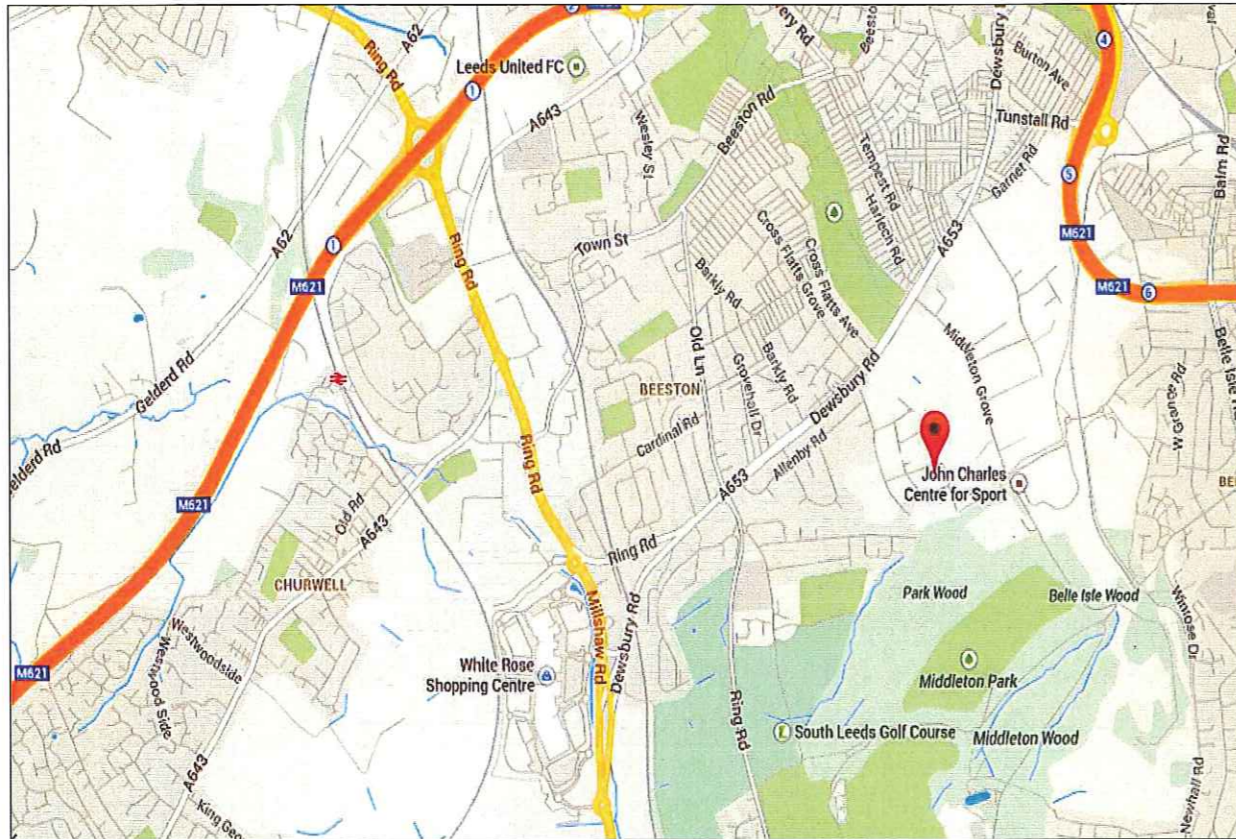




Surveyors & Property Consultants

TO LET

WEST POINT BUSINESS PARK, WESTLAND SQUARE, OFF WESTLAND ROAD, LEEDS, LS11 5SS



GOOD QUALITY OFFICE SUITES WITH A/C AND AMPLE CAR PARKING

VARIOUS SUITES AVAILABLE FROM 450 SQ FT (41.80 SQ M)

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Property Misdescription Act 1991 The information contained in these details is believed to be correct at the time of compilation but may be subject to subsequent amendment.

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF

Tel: 0113 235 1362 Fax: 0113 380 5800 Email: property@awsltd.co.uk

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LOCATION

The property is located on Westland Square, just off Westland Square which in turn provides direct access to A653 Dewsbury Road, one of the main arterial routes in to the City centre and also leads to the Junction 5 of the M621 providing access to the regions motorway network.

DESCRIPTION

West Point Business Park is a detached office building with glazed and brick elevation. The property benefits from two dedicated entrances and has undergone refurbishment to provide good quality office suites of various sizes and ground and first floor level.

Internally the suites benefits from the following:-

- Gas fired central heating
- Suspended ceilings with Category II lighting
- Wall mounted air conditioning cassettes
- Shared kitchen
- Male & female / disabled WC facilities.
- New carpeting throughout.
- Car parking

ACCOMMODATION

We have been provided with the net internal areas for the following available suites: -

Ground Floor (front block)	-	2,700 sq ft (250.83 sq m)
First Floor (front block)	-	1,840 sq ft (170.93 sq m)
Suite G7	-	750 sq ft (69.67 sq m)
Suite G5/G6	-	790 sq ft (73.39 sq m)
Suite G10	-	450 sq ft (41.80 sq m)
First Floor	-	3,200 sq ft (297.28 sq m)
First Floor (rear block)	-	2,670 sq ft (248.04 sq m)

There is ample car parking available in the car park to the rear of the property

TERMS

The suites are available on new effective full repairing and insuring lease for terms to be agreed.

Rents start from £5psf exclusive or rates, service charge and VAT. However, consideration will be given to all inclusive packages on shorter, flexible leases if required.

RATEABLE VALUE

Please contact Leeds City Council Business Rates department for further information.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to VAT.

EPC

Available upon request.

VIEWING

For further information or to arrange a viewing please contact Gina Korszanski at AWS on 0113 2351362 (gina@awsltd.co.uk) or our joint agent Carter Towler 0113 2451447

SUBJECT TO CONTRACT