

CITY WEST OFFICE PARK GELDERD ROAD

LEEDS, LS12 6LX



Sanderson
Weatherall

TO LET

47,519 sq ft
On Application **SW**

DESCRIPTION

City West 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.

City West can accommodate requirements from 4,484 to 47,519 sq ft and is already home to occupiers such as Cennox, Sedgwick, Ascensor and Regus.

KEY FEATURES

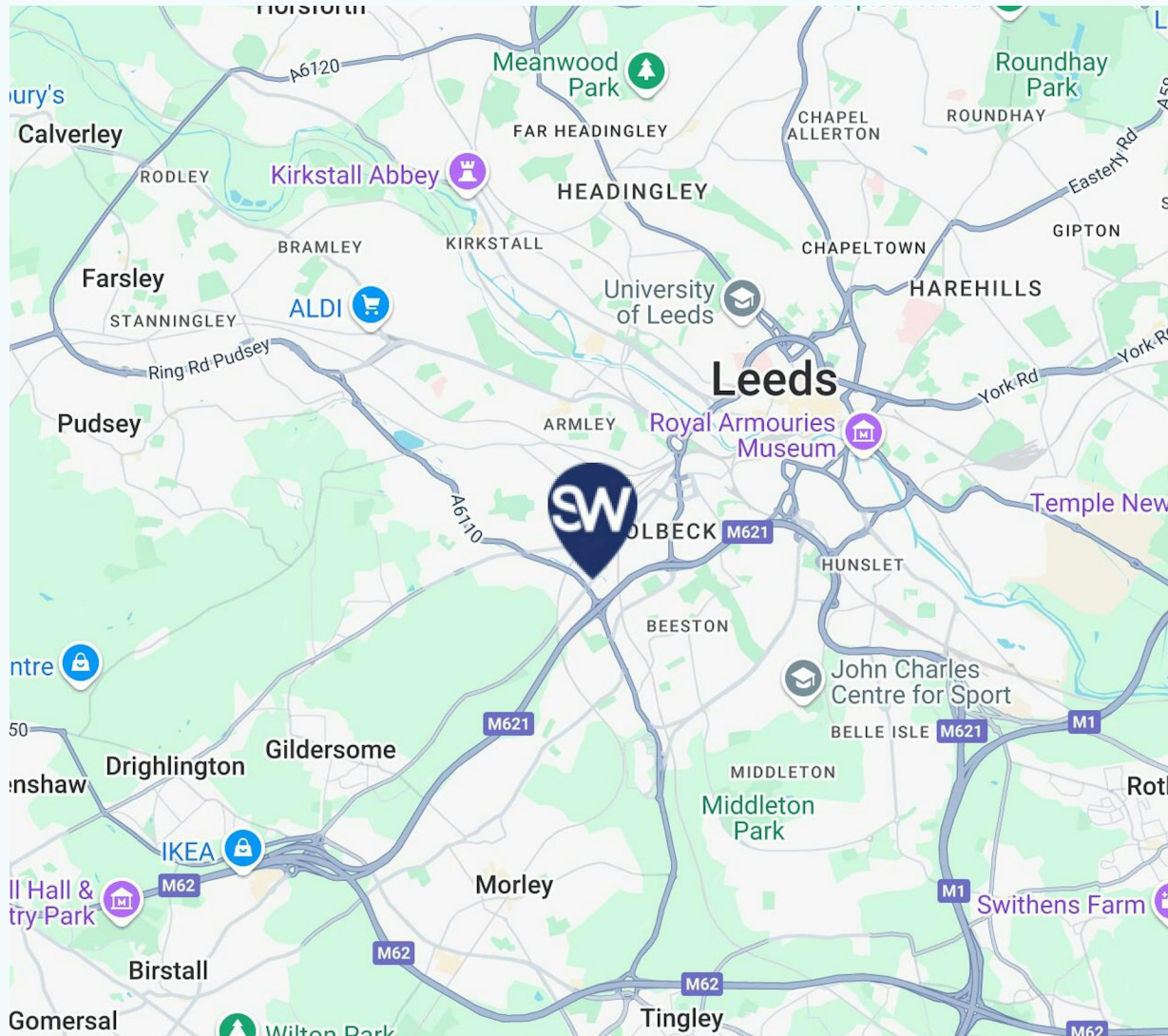
- Striking double glazed curtain walling system with solar controlled glazing
- Fully integrated hard and soft landscaping around the Business Park
- Fully refurbished Grade A office space
- Refurbished Male and Female WC's
- Remodelled reception and refurbished common parts
- 2.8m floor to ceiling height
- Four pipe fan coil air conditioning
- Parking ratio 1:250 sq ft
- Full access raised floors
- LED lighting



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LOCATION

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

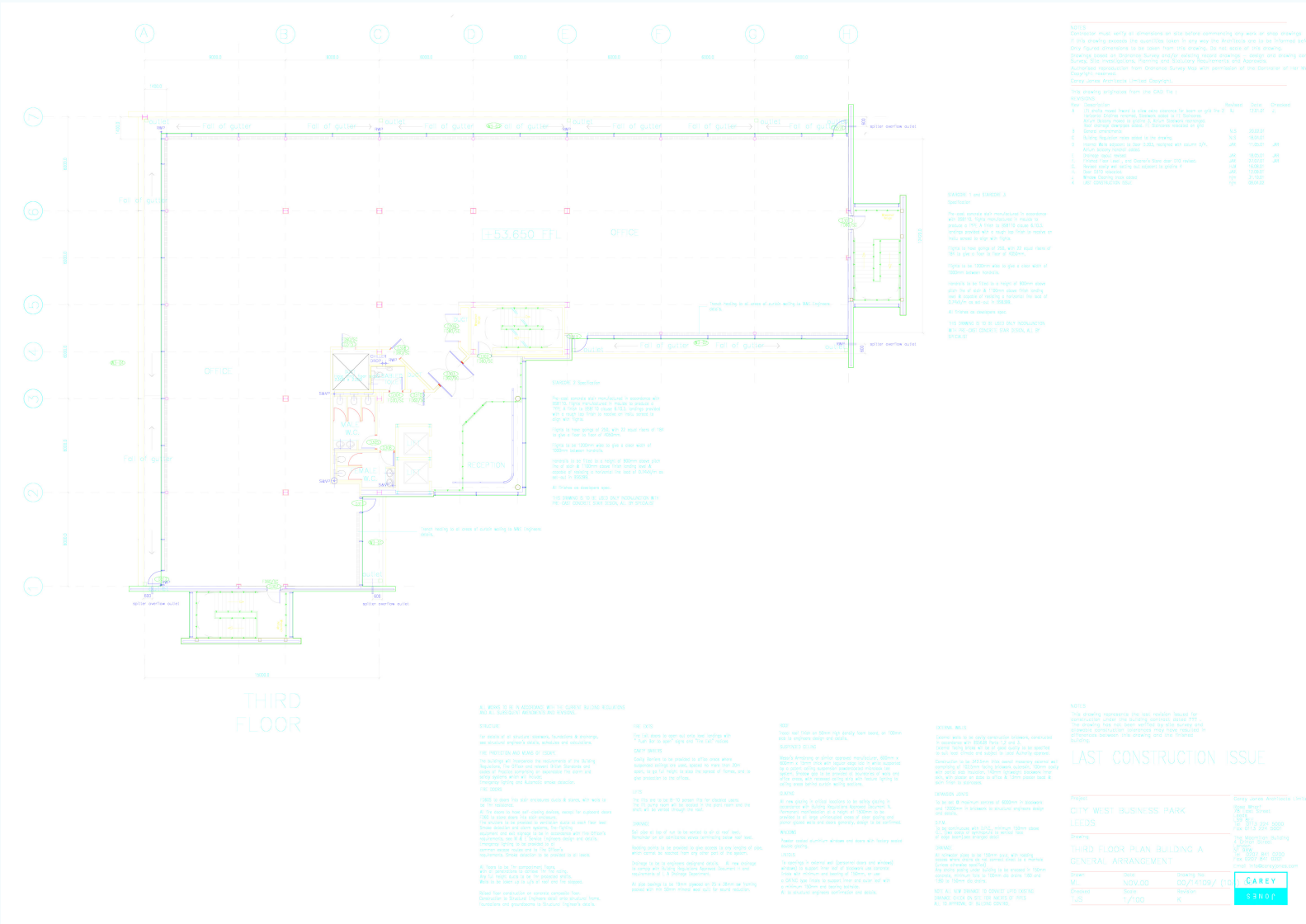
Easily accessible from Leeds City Centre and highly visible from the adjacent Trans Pennine rail route, City West is ideally positioned for quick and immediate access to both the national motorway network and Trans Pennine travel by road or rail. White Rose Shopping Centre is very close by.

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BUILDING 3 THIRD FLOOR PLAN

47,519 sq ft
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GALLERY

47,519 sq ft
On Application



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ACCOMMODATION

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| Name | sq ft | sq m | Availability |
|-------------------------------|---------------|-----------------|--------------|
| 1st - Building 2 | 12,583 | 1,169 | Available |
| 3rd - Building 2 | 10,860 | 1,008.93 | Available |
| Ground - Building 2 - Suite A | 6,950 | 645.68 | Available |
| 2nd - Building 3 - Suite A | 4,753 | 441.57 | Available |
| 2nd - Building 3 - Suite B | 4,484 | 416.58 | Available |
| 3rd - Building 3 | 7,889 | 732.91 | Available |
| Total | 47,519 | 4,414.67 | |

MORE DETAILS

47,519 sq ft
On Application



RENT

Rent on application

AVAILABILITY

Available Immediately

EPC

D

LEASE

New Lease

ADDITIONAL INFORMATION

- [View Website](#)

For further information or to arrange a viewing please contact



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