

WEST44

*Serviced business space*

PUDSEY | LEEDS | LS28 7UR



# WEST44

West 44 is a three-storey building providing a range of office accommodation including serviced office pods (suitable for start-up and smaller businesses), larger office suites and full floorplates. The property benefits from immediate access to the A647 and Pudsey town centre is within a short walking distance.

Other exceptional local amenities include the Owlcotes Shopping Centre that features Marks & Spencer and Asda.



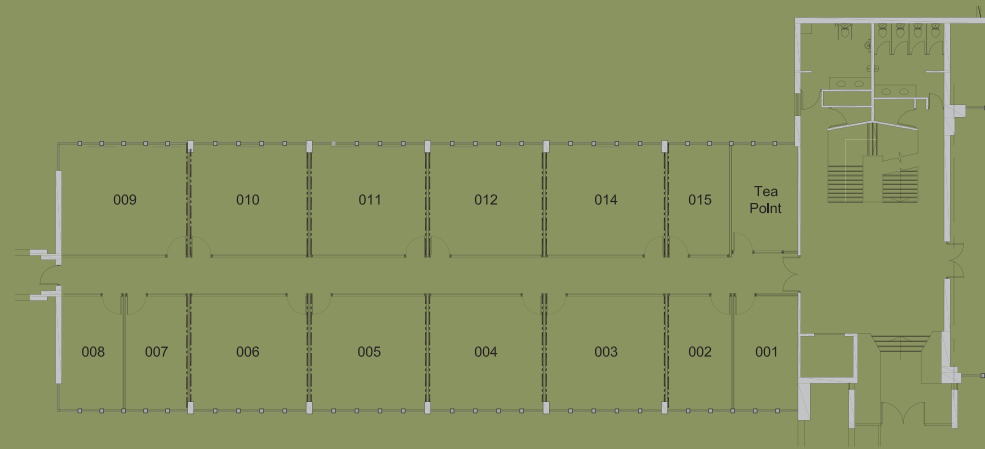
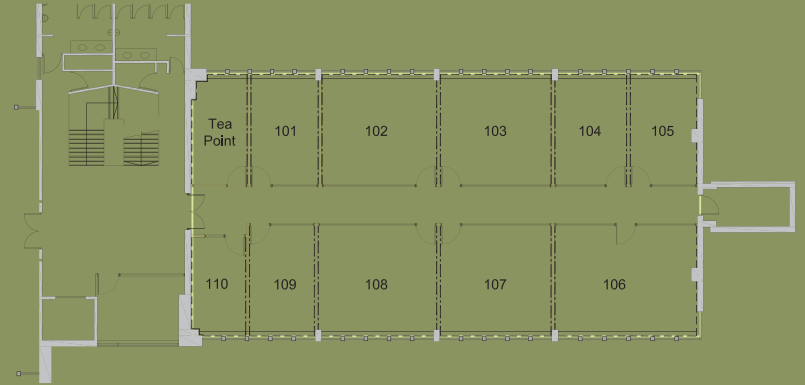
## OFFICE SPACE

Room no.	Size sq ft	No of people
001	180	2
002	185	2
003	345	4
004	330	4
005	335	4
006	340	4
007	180	2
008	175	2
009	354	4
010	330	4
011	325	4
012	320	4
014	335	4
015	174	2
101	195	2
102	330	3
103	320	4
104	210	2
105	190	2
106	405	6
107	320	4
108	340	4
109	190	2
110	140	1

# SPECIFICATION

- Gas central heating
- Perimeter trunking
- Suspended ceilings with strip lighting
- 2.8m floor to ceiling height
- On Site manager
- Toilet & kitchen facilities on each floor
- Passenger lift
- Wi-Fi
- Attractive reception
- Salto entry system providing secure 24 hour access
- DDA compliant
- Far reaching views
- Car parking

# TYPICAL FLOOR LAYOUT



# WEST44

44-60 Richardshaw Lane  
Pudsey Leeds  
LS28 7UR

Located on Richardshaw Lane at its junction with the A647 Stanningley Bypass / Leeds Outer Ring Road, West 44 is ideally situated for easy access to Leeds City Centre and the motorway network. Rail and air connections are equally good with New Pudsey Station being within a two minute drive and Leeds Bradford Airport only seven miles away.

Regular bus services run directly outside and Pudsey Bus Station, which provides various services to the surrounding towns and villages, is a short walk away.



## RENT, SERVICE CHARGE & BUSINESS RATES:

Rents and Service Charge (all inclusive) upon application.  
All Rents are exclusive of Business Rates, Individual office pods may need to be reassessed upon occupation.  
Occupiers may benefit from transitional business rate relief but are advised to make their own enquiries with Leeds City Council.  
SUBJECT TO CONTRACT

## IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Carter Towler and Holder & Co on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler and Holder & Co has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. Details Prepared January 2018



Owen Holder BSc (Hons) MRICS  
owen@holderandco.com



Philip Shopland-Reed  
philipsreed@cartertowler.co.uk

Hazel Cooper  
hazelcooper@cartertowler.co.uk