

FOR SALE

TWO STOREY SEMI-DETACHED OFFICES
WITH PARKING

4,000 sq. ft (371.6 sq. m)



HOLDER & CO
Property Consultants



**6, BUTLER WAY, STANNINGLEY
PUDSEY, LS28 6EA**

- 4000 sq. ft (371.6 sq. m)
- 15 ON-SITE DESIGNATED PARKING SPOTS
- RAISED ACCESS FLOORS
- BREAK OUT / KITCHENETTE AREA
- OPEN PLAN DESIGN, ALONG WITH PRIVATE, GLASS PARTITIONED OFFICES



LOCATION

Well-located office space, just 5 miles from Leeds city centre. It offers excellent connectivity via the A647 to Leeds and Bradford. Nearby amenities include Owlcotes Shopping Centre, local shops, pubs, and eateries, making it a convenient and strategic business location.

DESCRIPTION

The office boasts raised access floors, suspended ceilings with recessed lighting, gas central heating, and comfort cooling throughout. The ground floor provides a spacious open-plan layout with a kitchenette and breakout area, while the first floor features a boardroom, private glass-partitioned offices, and additional open-plan workspaces, offering a versatile and professional environment.

TERMS

Available to purchase freehold at a price of £465,000 exclusive of VAT. **SUBJECT TO CONTRACT.**

A service charge is payable for the ongoing maintenance and security on shared estate matters. Further details are available upon request.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
GROUND FLOOR	185.8	2,000
FIRST FLOOR	185.8	2,000
Total	371.6	4,000

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

The current Rateable Value is £28,750 and business rates are payable directly at the prevailing rate. Please contact the Billing Authority for further information.

CONTACT

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