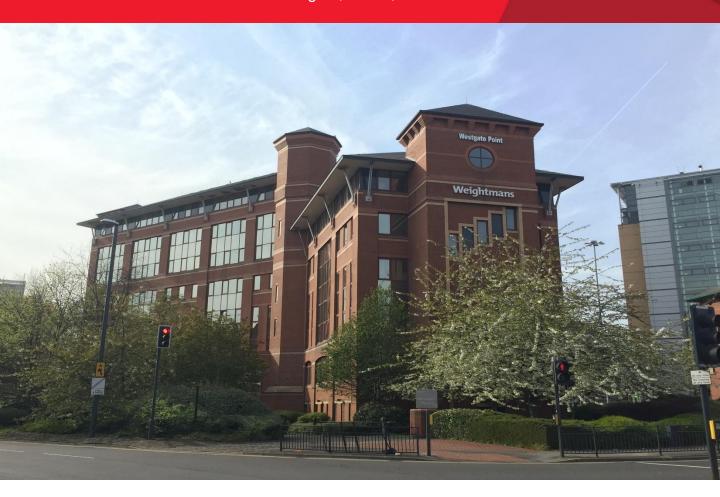


PROMINENT OFFICES TO LET Westgate Point Westgate, Leeds, LS1 2AX



### Floor Area:

3,885 - 18,867 Sq. Ft. (360.92 - 1,752.80 Sq. M.)

# **Property Highlights**

- Prominent 'island' site.
- Located within Leeds' Civic and Financial Districts.
- 10 minute walk to Leeds train station.

# Area Amenities

- A short walk to Leeds Train Station and Leeds' primary shopping area.
- Good access to Leeds Inner City Ring Road.
- A variety of cafes and bars located nearby.

#### Viewing Highly Recommended

For more information, please contact:

Ross Firth Associate 0113 233 7303 ross.firth@cushwake.com

Harry Finney Surveyor 0113 233 7486 harry.finney@cushwake.com

St Paul's House 23 Park Square South Leeds LS1 2ND

cushmanwakefield.co.uk

# CUSHMAN & WAKEFIELD

# PROMINENT OFFICES TO LET Westgate Point

Westgate, Leeds, LS1 2AX

#### Location

The property is prominently situated on an island site, towards the end of The Headrow at its intersection with Westgate, within the West End of Leeds City Centre.

The A58 (M) Inner Ring road is directly to the rear of the building and therefore access by car is very convenient.

The property is very well positioned for easy access to the law courts and the retail quarter and is within a short walking distance from the railway station, public car parks and many bars and restaurants.

#### Description

Westgate Point comprises a brick built, 8 storey office building with on-site car parking at ground floor level.

The entrance and manned reception has recently benefitted from an upgrade. The vacant office accommodation at Westgate Point is located at the fourth, fifth and sixth floors.

#### **Specification**

The general specification includes:

- Raised access floors throughout
- Suspended tiled ceilings
- 3 x 10 persons (750 kg) passenger lifts
- Comfort cooling
- Gas central heating
- · Male, female and disabled WC facilities on each floor
- Double height office reception

#### Accommodation

The accommodation is measured on a net internal floor area basis.

Floor	Sq Ft	Sq m
Fourth	7,491	695.94
Fifth	7,491	695.94
Sixth	3,885	360.92
Total	18,867	1,752.80

The Property has been measured in accordance with the RICS Code of Measuring Practice  $6^{th}$  Edition.

#### Tenure

Accommodation is available by way of a sub lease expiring 12<sup>th</sup> February 2024, terms to be agreed.

#### Rent

Rent on application.

#### Rates

The ingoing tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

#### Legal Costs

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

#### **Energy Performance Certificate**

A full copy of the Energy Performance Certificate is available upon request.



Typical floor plate (4th - 5th)



Typical floor plate (6th)

#### Viewing

Viewing is highly recommended and is strictly by appointment through the Sole Letting Agent:



Ross Firth 0113 233 7303 ross.firth@cushwake.com

Harry Finney 0113 233 7486 Harry.finney@cushwake.com

\*Subject to Contract - May 2019

Cushman & Wakefield Debenham Tie Leung Limited ("C&W") (the "Agent") give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any Information contained in these particulars (whether in the toxt, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property only and do not constitute any part of an offer or contract. 2. Any Information contained in these particulars (whether in the toxt, plans or photographs) us parts and aspects of the property at the time whether the three whether the these particulars to the property at parts and aspects of the property at the time whether the three thether. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of any and of the property twich are not shown in the photographs. Any raes, measurements or chistances reference in these particulars to the fact that alterations have been caried out or that a particular use is made of any part of the property this intended to be assumed that the property his in a photographs. Any raes, measurements or their consents have been datied and these matters must be verifield by any intending purchaser. 5. No person in the employing regulations or other contract and ultras otherwise statement intervise stated, no intervise stated and the see made by or or beart of the Agents regarding operations or otheral differs stated and these matters. Thus property is a differs dualder to contract and ultras differs dualder and confidentiality Exper