



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:

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0113 233 7486
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St Paul's House
23 Park Square South
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LS1 2ND

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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 6th Edition.

Tenure

Accommodation is available by way of a sub lease expiring 12th 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

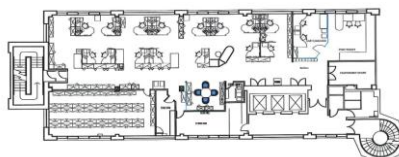
Each party will be responsible for their own legal costs incurred in connection with this transaction.

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:



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***Subject to Contract – May 2019**