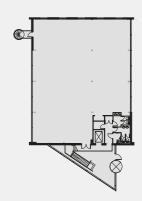


No1 - Availability (sQFT)

Reception	550
Ground Floor	4,335
First Floor	4,325
Total	9,210

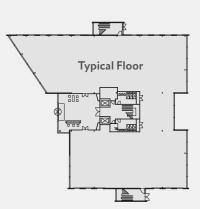


No2 - Availability (sQFT)

Ground floor	12,650
First floor	12,590
Second floor	Cunningham Lindsey
Third floor	Slater & Gordon

Total 25,240

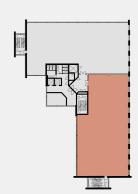
Options available to split a floor and accommodate requirements from 6,000 sq ft upwards.



No3 - Availability (sQFT)

Part Second floor 4,760

Available space







Location

Strategically located approx. 1.5 miles (6 minutes drive) from Leeds city centre, City West is ideally situated to provide direct access to Junction 1 of the M621 motorway (2 minutes drive).

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.

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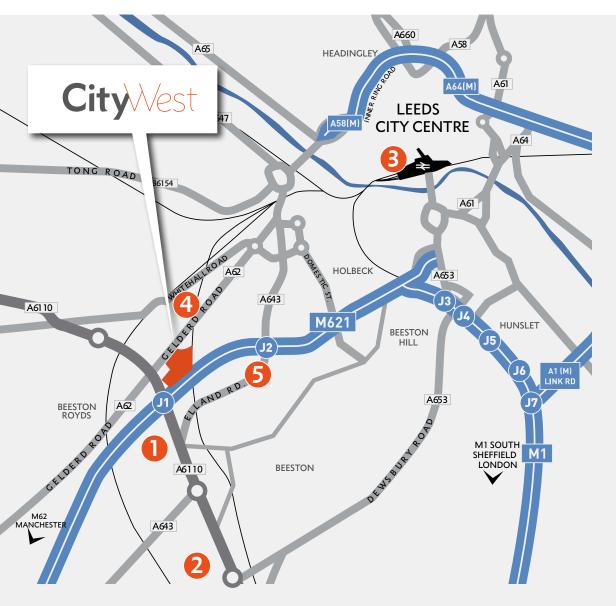
DevelopmentLand

There is approximately 6.2 acres of development land available which can accommodate a variety of uses (STP).

Specification

- Striking double glazed curtain walling system with solar controlled glazing
- Fully integrated hard and soft landscaping to buildings
- Fully refurbished Grade A office space
- New male + 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
- Floor-to-ceiling glazing





Amenities

- 1) Junction 1 Retail Park (B&Q)
 - 2 minute drive
- 2) White Rose Shopping Centre 5 minute drive
- 3) Leeds City Station 6 minute drive
- 4) Greggs (on Gelderd Road) 1 minute drive
- 5) McDonald's (on Elland Road) 4 minute drive





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