



[citywestleeds.com](http://citywestleeds.com)



City West comprises  
93,000 sq ft of HQ offices  
located 1.5 miles from  
Leeds City Centre.

The 3 office buildings are set within  
a mature landscaped environment  
and benefit from the excellent car  
parking ratio of 1 space : 250 sq ft.

City West can accommodate  
requirements from 4,760 to  
34,450 sq ft and is already home  
to occupiers such as Lexis Nexis,  
Cunningham Lindsey, Regus and  
Slater & Gordon.

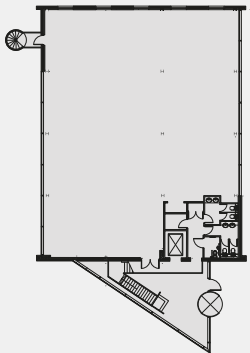






**No1 - Availability** (SQ FT)

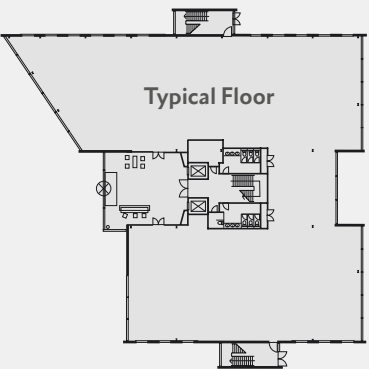
Reception	550
Ground Floor	4,335
First Floor	4,325
<b>Total</b>	<b>9,210</b>




**No2 - Availability** (SQ FT)

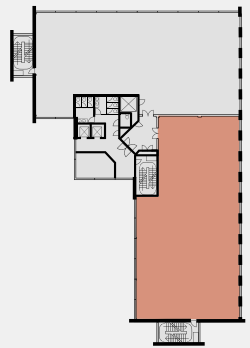
Ground floor	12,650
First floor	12,590
Second floor	Cunningham Lindsey
Third floor	Slater & Gordon
<b>Total</b>	<b>25,240</b>

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



**No3 - Availability** (SQ FT)

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.

## SATNAV

LS12 6LX

## 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



