

TO LET

# OFFICES

4,750 sq ft (441.28 sq m)

Ground Floor,  
Arthington House,  
30 Westfield Rd,  
Leeds  
LS3 1DE

**Leeds  
Federated**

✦ Comfort Cooled Suite

✦ Open Plan Accommodation

✦ Secure Parking Included

**Ryden**



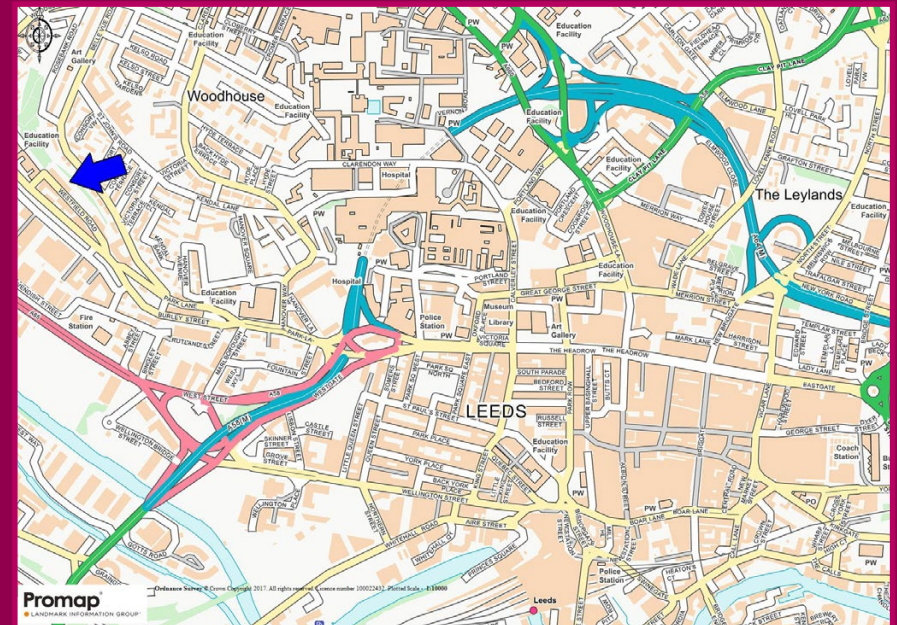
## Description

The subject property is the ground floor offices of the Leeds Federated building. The suite is accessed through the main reception and comprises of an open plan floor plate incorporating a kitchen and two separate meeting rooms. These offices are offered on a part inclusive basis to include gas/water and electric and use of the communal entrance and receptionist. The accommodation also benefits from the additional features;

- ✦ Gas Central Heating Throughout
- ✦ Raised Access Floor
- ✦ Fully Carpeted Throughout
- ✦ Category II Lighting
- ✦ 10 Parking Spaces Provided Within A Secure Car Park
- ✦ Comfort Cooling Cassettes
- ✦ Perimeter Trunking

## Accommodation

	sq ft	sq m
Ground Floor	4,750	441.29



## Location

The property is located off Westfield Road on the fringe of Leeds City Centre, this is situated a few minutes walk from Burley Street which is on the main bus route in and out of the city. Leeds City Centre is situated less than 1 mile to the East along with the A58 inner ring road providing excellent access to the wider motorway network including the M621, M1 and M62.

## Terms

The Office is available To Let by way of a new effective FRI lease for a term to be agreed at a rent of £71,500 pa which includes Rent, Service Charge and Utilities.

## Services

We have been informed that mains electricity, gas, water and drainage are available to the property. We would advise that any interested party makes their own investigations to ensure the services suitability.

## Business Rates

Individual business rates are available from the Local Charging Authority Leeds city council, we advise any enquirers contact the council direct for this information.

## EPC

Available on request.

## Viewing/ Further Information

If you wish to view the property, then please do not hesitate to contact the sole agents, Ryden.

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0113 3868806  
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