

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET WESTFIELD HOUSE

4 WESTFIELD COURT

LOWER WORTLEY ROAD, LEEDS, LS12 4PX

• 4,490 SQ FT



www.awsltd.co.uk



LOCATION

Westfield Court is an established and attractive Office Park located to the South West of Leeds City Centre with access from Lower Wortley Road, benefitting from good links to the City Centre, the M62 and M621.

The surrounding area is of mixed commercial and residential use.

DESCRIPTION

The property is a detached modern unit with excellent parking provision situated in a Courtyard of similar properties.

The unit benefits from an extensive landscaped area to the front and 26 designated car spaces in the courtyard to the rear.

The accommodation is split over two floors and is divided to provide a mixture of meeting rooms, individual offices, and extensive general offices.

ACCOMMODATION

(all areas are net internal)

Ground floor	2,398 sq ft	223 sq m
First floor	2,092 sq ft	194.5 sq m
TOTAL	4,490 SQ FT	417.5 SQ M

PLANNING

We understand the property has planning for its current use which is B1 (office).

RATEABLE VALUE

The rateable value of the property is £32,250.

TERMS

The unit can be let for a term to be agreed at a rent to be negotiated.

SUBJECT TO CONTRACT

AWS
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 0113 235 1362
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VIEWING

Strictly by appointment only with the sole agents, AWS Ltd – contact **Nick Arundel** on 0113 235 1362

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