

# WEST44

*Serviced business space*

## GROUND FLOOR FRONT SUITE

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1,559 sq ft (144.85 sq m)  
can be sub-divided to form suites from 400 sq ft (37.16 sq m)

- *Excellent newly refurbished accommodation.*
- *Well located with immediate access to the A647 and with Pudsey town centre being within walking distance.*
- *Modern specification.*
- *Car parking.*

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44-60 RICHARDSHAW LANE  
PUDSEY / LEEDS / LS28 7UR



# WEST44

## LOCATION

Located on Richardshaw Lane at its junction with the A647 Stanningley Bypass / Leeds Outer Ring Road, West 44 is ideally situated for easy access to Leeds City Centre and the motorway network. New Pudsey Railway Station is only a 2 minute drive away. Regular bus services run directly outside the building and Pudsey Bus Station, which provides various services to the surrounding towns and villages, is a short walk away.

## DESCRIPTION

An excellent ground floor suite (capable of subdivision into smaller suites of 400 sq ft (37.16 sq m) if required) enjoying gas central heating, perimeter trunking, suspended ceilings and intruder alarm system. The suite has the benefit use of a kitchen / canteen area and gents & ladies WC facilities on each floor in addition to a passenger lift serving the building. The building benefits from an on-site building manager.

## TERMS

The suite is available by way of a new lease upon terms to be negotiated.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice –

**Ground Floor Office Suite**  
1,559 sq ft 144.85 sq m



Owen Holder BSc (Hons) MRICS  
owen@holderandco.com

Philip Caspell  
philip@holderandco.com



Philip Shopland-Reed  
philipsreed@cartertowler.co.uk

Hazel Cooper  
hazelcooper@cartertowler.co.uk

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