



To Let

Grade A Self-Contained Two Storey
Air Conditioned Office Building



1 CITY WEST, LEEDS LS12 6NJ

SW

Sanderson
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Location

1 City West is very prominently positioned fronting Gelderd Road and located only 1.5 miles from Leeds City Centre and 0.5 miles from Junction 1 of the M621 motorway, which links directly into the M62 and M1.

Substantial amenities are on hand at White Rose Shopping Centre being with a 5-minute drive, with White Rose railway station scheduled to open in early 2027 with a regular service to Leeds and Manchester.

Description

1 City West is a Grade A self-contained two storey air-conditioned office building. It is fully fitted providing a mixture of open plan accommodation, fully glazed partitioned offices, and attractive break-out areas with a good sized fully fitted kitchen. Forming part of this 90,000 sq ft established City West Office Park, 1 City West is set within mature landscaped grounds and benefits from its own dedicated 48 space car park.



Specification

1 City West provides the following modern specification:

- Striking double glazed curtain walling system with solar controlled glazing
- 2.8m floor to ceiling height
- Four pipe fan coil air-conditioning
- Full access raised floors
- LED lighting
- Passenger Lift
- Attractive WC accommodation with shower facilities
- 48 space dedicated car park
- Existing fit out with 100 meg dedicated broadband connection
- Excellent car parking ratios 1:180 sq ft
- Security alarm





Accommodation

Description	Approx. Net Internal Floor Area	
	Sq m	Sq Ft
No. 1		
Reception	51.09	550
Ground Floor	402.73	4,335
First Floor	401.81	4,325
Total	855.63	9,210

Rent

Quoting rent of £12.50 per sq ft exclusive

EPC

1 City West has an EPC rating of 'B' 28

Rateable Value

1 City West has the following Rateable Value assessments:

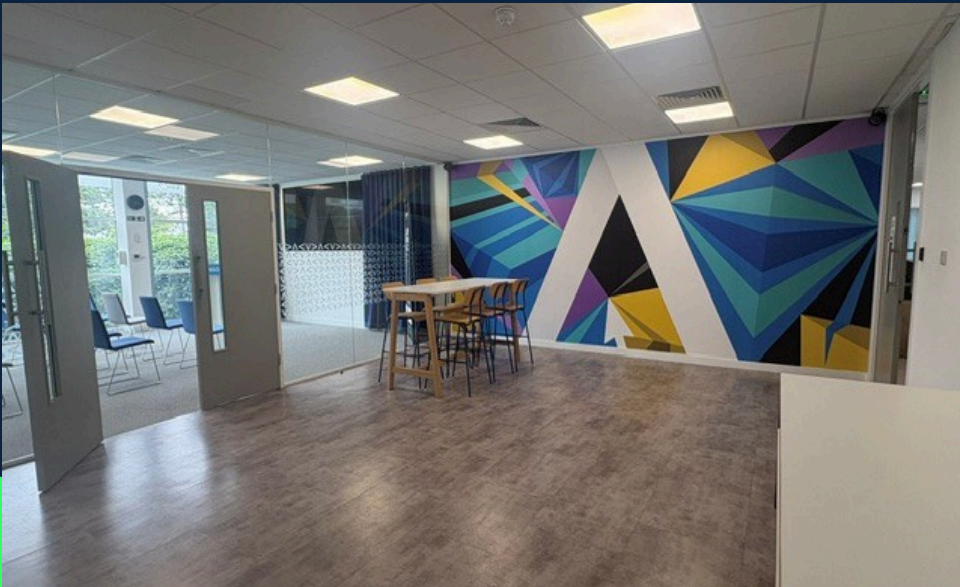
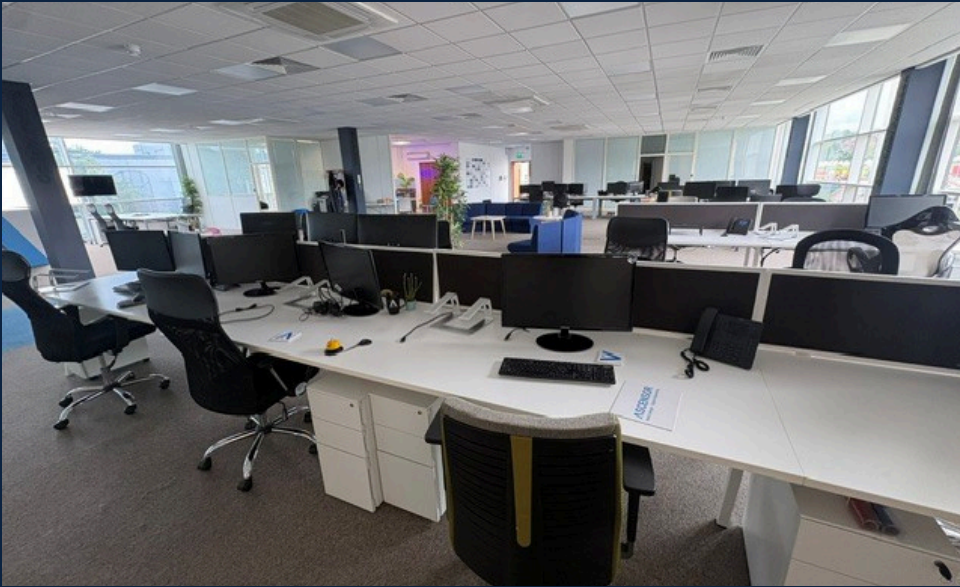
Address	Rateable Value (From 1 st April 2026)
Ground Floor	£46,250
First Floor	£46,000

VAT

VAT will be payable on the purchase price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.







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Viewings

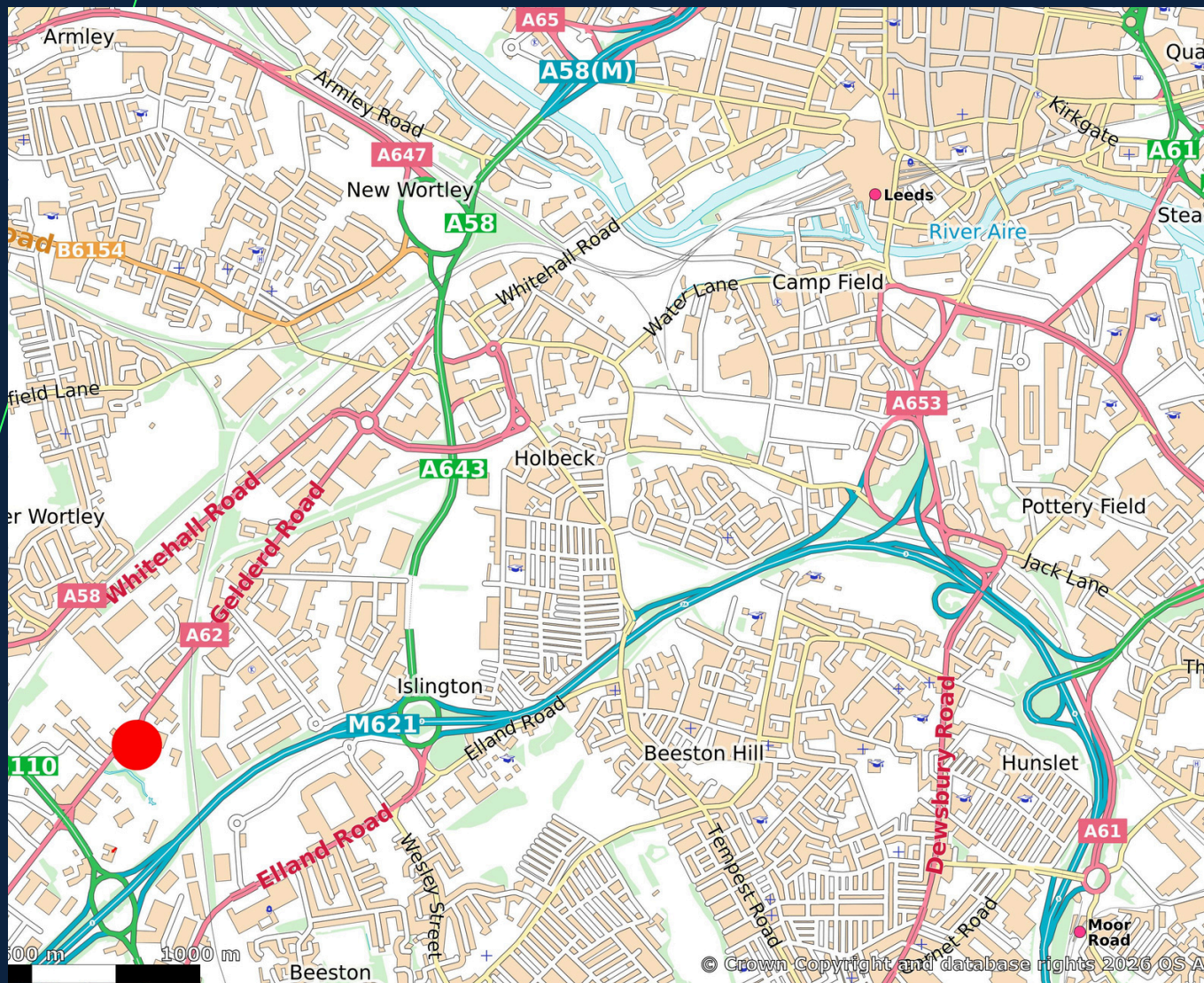
For further information or to
arrange a viewing please
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