



For Sale

Grade A Self-Contained Two Storey
Air Conditioned Office Building



1 CITY WEST, LEEDS LS12 6NJ

SW

Sanderson
Weatherall

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

EPC

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





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

Pricing

We are instructed to seek offers in the region of £995,000 exclusive of VAT

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.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

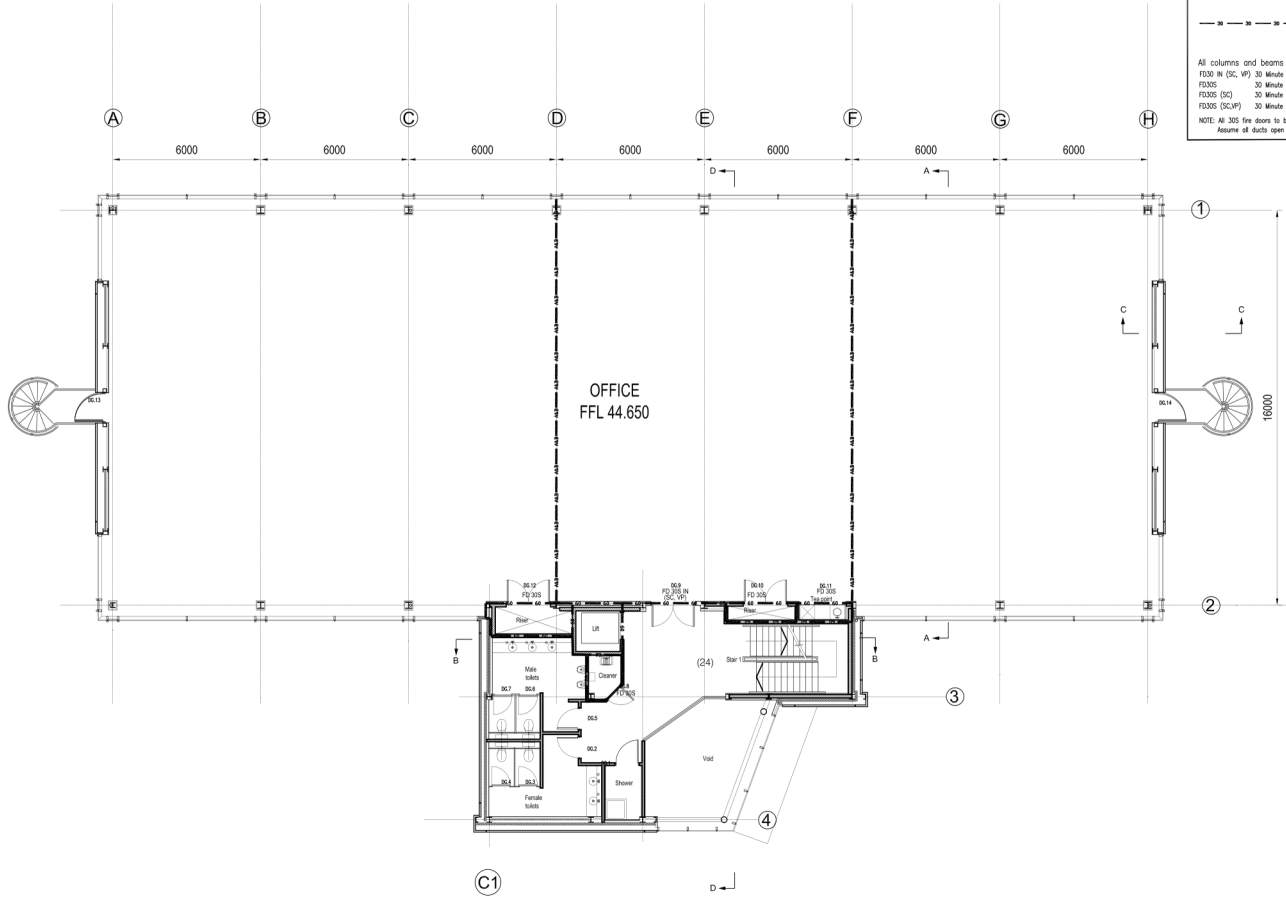
Fire Rating Key :-

- 30 Minute fire stop fitted below suspended floor (see fire strategy notes.)
- 30 Minute fire barrier fitted above suspended ceiling (see fire strategy notes.)
- 60 Minute Rating / Protection (Rockwool Contif Firestop System or similar approved from top of compartment wall up to U/S of slab inc profile of floor deck to maintain 60mins FR.)
- 30 Minute integrity fire stopping (see fire strategy notes.)

All columns and beams to be protected to give 60 minutes fire resistance

FD30 in (SC, IP) 30 Minute integrity fire door with smoke seals.
 FD30S 30 Minute fire door.
 FD30S (DC) 30 Minute fire door with self closer.
 FD30S (SC,IP) 30 Minute fire door with self closer & vision panel.

NOTE: All 30S fire doors to be fitted with intumescent strips & cold smoke seals.
 Assume of ducts open and fire protected at breakout point only.



NOTES

Contractor must verify all dimensions on site before commencing any work or shop drawings.

If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is installed.

Only figured dimensions to be taken from this drawing. Do not scale off this drawing.

Drawings based on Ordnance Survey and/or existing record drawings, design and drawing content subject to Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements and Approvals.

Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.

Carey Jones Architects Limited Copyright.

This drawing originates from the CAD file:

REVISIONS

Rev	Desc	By	Date	Cd

FINAL CONSTRUCTION ISSUE:-

Note:
 This drawing represents the last revision issued for construction under the building contract. The drawing has not been verified by site survey and allowable construction tolerances may have resulted in differences between this drawing and the finished building.

FIRE STRATEGY NOTES:-

ALL WORKS TO COMPLY WITH RELEVANT BRITISH STANDARDS, CODES OF PRACTICE, BUILDING REGULATIONS LATEST EDITIONS ETC.

FIT-OUT OF BUILDING SUBJECT TO ITS OWN BUILDING REGULATION APPLICATION SUBMISSION.

FINISHES TO WALLS AND CEILING TO GIVE MINIMUM CLASS 1 SURFACE SPREAD OF FLAME AND CLASS 0 TO CIRCULATION AREAS.

ALL FLOOR COVERINGS SHOULD COMPLY WITH BS 5499 & BS 6798.

ALL COMPARTMENT WALLS TO BE TAKEN UP TO UNDERSIDE OF FLOOR SLABS OR ROOF AND FIRE STOPPED.

WALLS TO ALL STAIRS AND PLANTROOM TO BE TAKEN UP TO UNDERSIDE OF ROOF AND FIRE STOPPED.

WALLS, DOORS AND GLAZING TO ACHIEVE TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

ALL FIRE DOORS TO BE SELF CLOSING EXCEPT SERVICE DUCT DOORS WHICH ARE TO BE LOCKED CLOSED WHEN NOT IN USE AND MARKED ON THE OUTSIDE WITH AN APPROPRIATE SIGN TO COMPLY WITH BS 5499 PART 1.

ALL FIRE DOORS TO BE MARKED BOTH SIDES AT EYE LEVEL WITH SIGN SIKING KEPT CLOSED WHEN NOT IN USE TO COMPLY WITH BS 5499 PART 1.

ALL 'EXIT' 'FIRE EXIT' AND 'EXIT FOR EMERGENCY USE ONLY' SIGNS TO BE PROVIDED IN ACCORDANCE WITH BS 5499 PART 1, (SEE M&E DRAWINGS AND SPECIFICATION).

FIRE DOORS ARE TO BE PROVIDED WITH SEALMASTERS OR SIMILAR APPROVED INTUMESCENT STRIPS, SMOKE SEALS, INTUMESCENT FLANGES AT HINGES AND STRIKE PLATES ALL FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

PANIC-BOLT TYPE FASTENINGS MUST NOT BE LOCKED WITH A PADLOCK OR OTHER LOCKING DEVICE UNLESS POSITIONS ARE ON THE PREMISES.

EMERGENCY LIGHTING TO BE PROVIDED TO BS 5266 PART 1. (SEE M&E DRAWINGS AND SPECIFICATIONS).

FIRE ALARM AND EMERGENCY LIGHTING SYSTEMS TO BE PROVIDED TO ALL AREAS TO COMPLY WITH BS 5839. (SEE M&E DRAWINGS AND SPECIFICATIONS).

ROOFTOP ACCESS FLOOR FIRE STOPS TO GIVE 30MINS FIRE RESISTANCE OR SIMILAR APPROVED SYSTEM TO BE PROVIDED ABOVE FLOOR SEAL UP TO UNDERSIDE OF SUSPENDED FLOOR AT MAXIMUM 20m CENTRES (REFER TO FIRE RATING KEY 'REF-A').

Show ROOFTOP FIRE BARRIERS TO GIVE 30MINS FIRE RESISTANCE OR SIMILAR APPROVED SYSTEM TO BE PROVIDED ABOVE SUSPENDED CEILING UP TO UNDERSIDE OF FLOOR SLAB OR ROOF AT MAXIMUM 20m CENTRES (REFER TO FIRE RATING KEY 'REF-B').

ALL SERVICES PENETRATING COMPARTMENT WALLS TO BE SUITABLY ENCASED WITH GULFURE FIRE STOP SEAL COLLARS, PROPRIETARY FIRE BARRIERS OR GULFURE FIRE STOP FILLING OR SIMILAR APPROVED ALL TO MAINTAIN FIRE RESISTANCE.

ALL SERVICES PENETRATING FIRE BARRIERS & FIRE STOPS TO BE SUITABLY FITTED UP OR SLEEVED WITH NON COMBUSTIBLE MATERIAL MINIMUM 1m EITHER SIDE OF BARRIER UP TO 160mm INTERNAL DIAMETER.

ALL MATERIALS TO BE FIXED IN LINE WITH MANUFACTURERS RECOMMENDATIONS.

CAREYJONESARCHITECTS

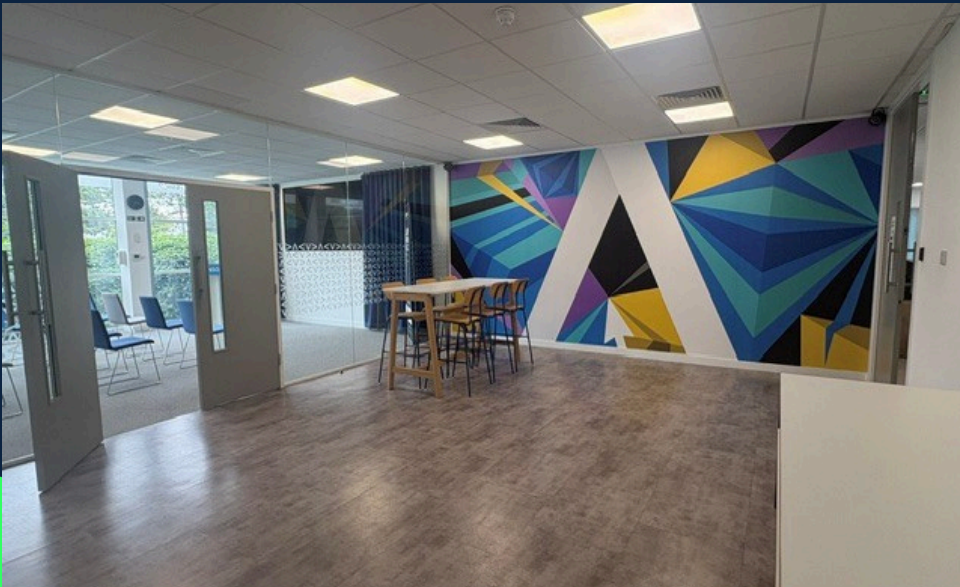
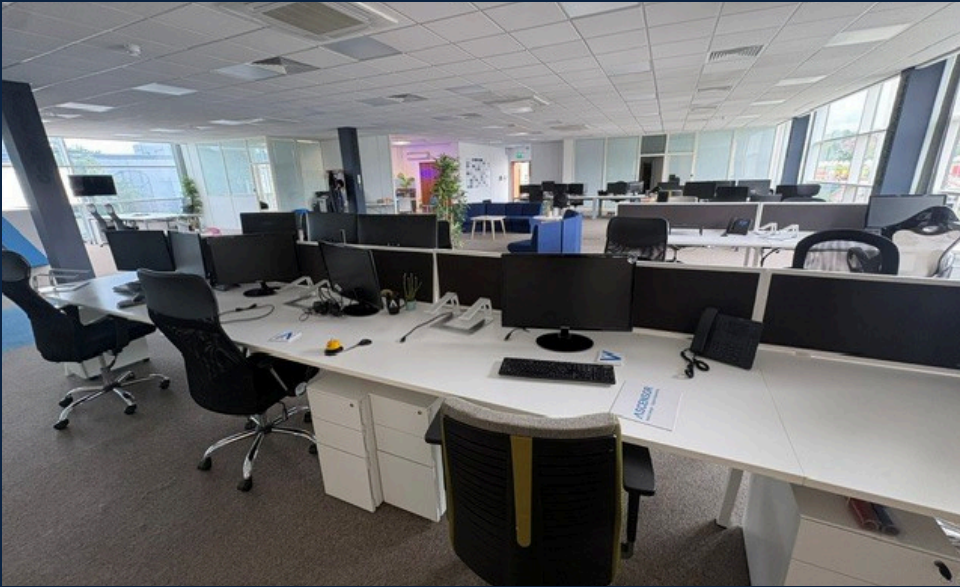
Row Wharf 78 East Street Leeds LS9 4BE	The Whistley Centre Quosway Leeds YO2 4YH
Tel +44 (0) 113 224 5500 Fax +44 (0) 113 224 5501 E-mail info@careyjones.com	Tel +44 (0) 207 243 2300 Fax +44 (0) 207 243 2300

Project:
**OFFICE UNIT
 GELDERD ROAD, LEEDS.**

Title:
**FIRE STRATEGY
 FIRST FLOOR PLAN**

Scale:	Drawn by:
1:150	AJS
Date:	Checked by:
JUNE 2002	
Drawing No:	Rev:
15,033 (88) 002	

FIRST FLOOR PLAN



SW





Sanderson Weatherall

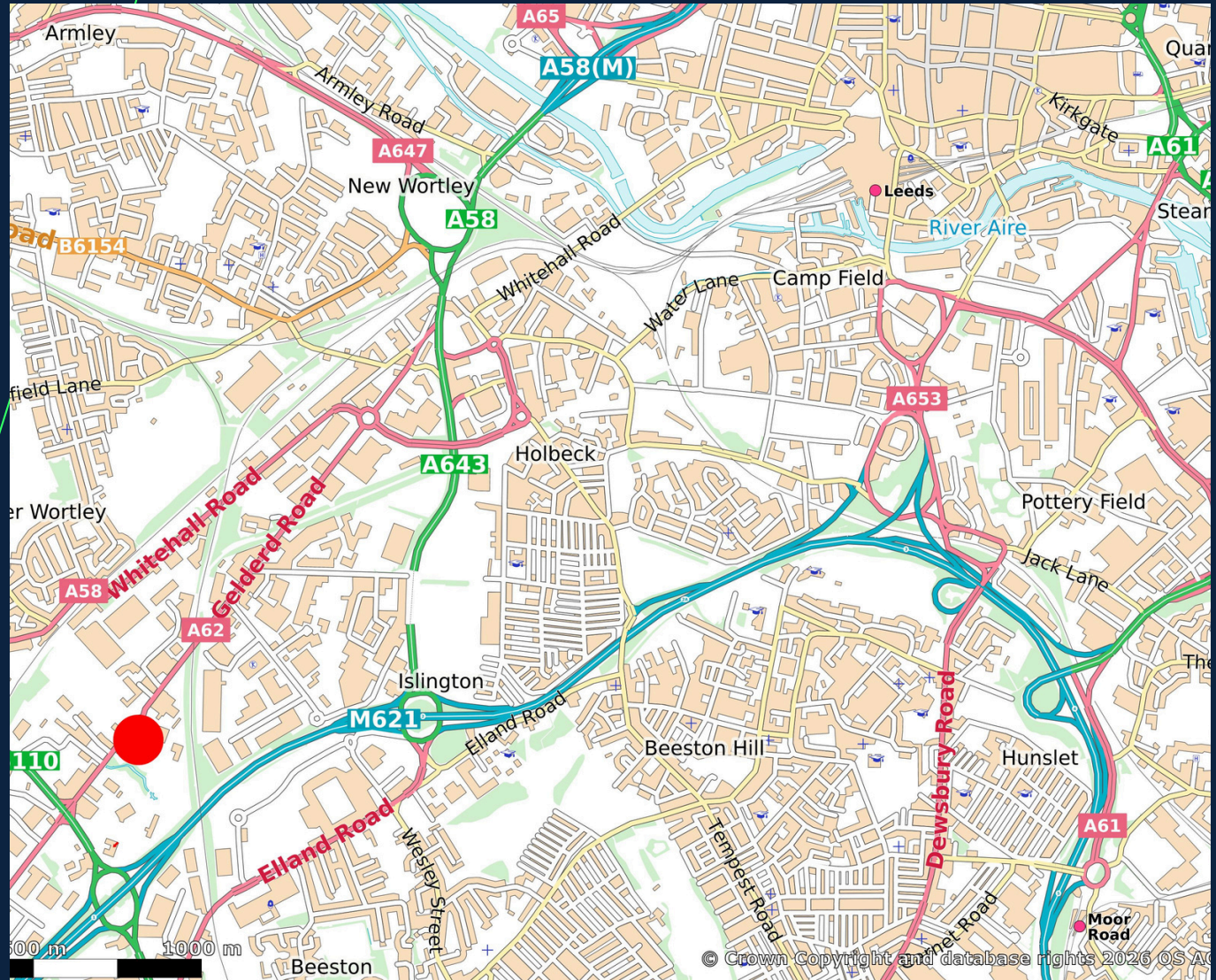
Viewings

For further information or to arrange a viewing please contact the joint selling agents:

Richard Thornton
0113 221 6050
richard.dunn@sw.co.uk

Jay Dhesi
0113 221 6094
jay.dhesi@sw.co.uk

Elizabeth Ridler
0113 297 2427
elizabeth.ridler@knightfrank.com



© Crown Copyright and database rights 2026 OS A



sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

July 2026