



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.



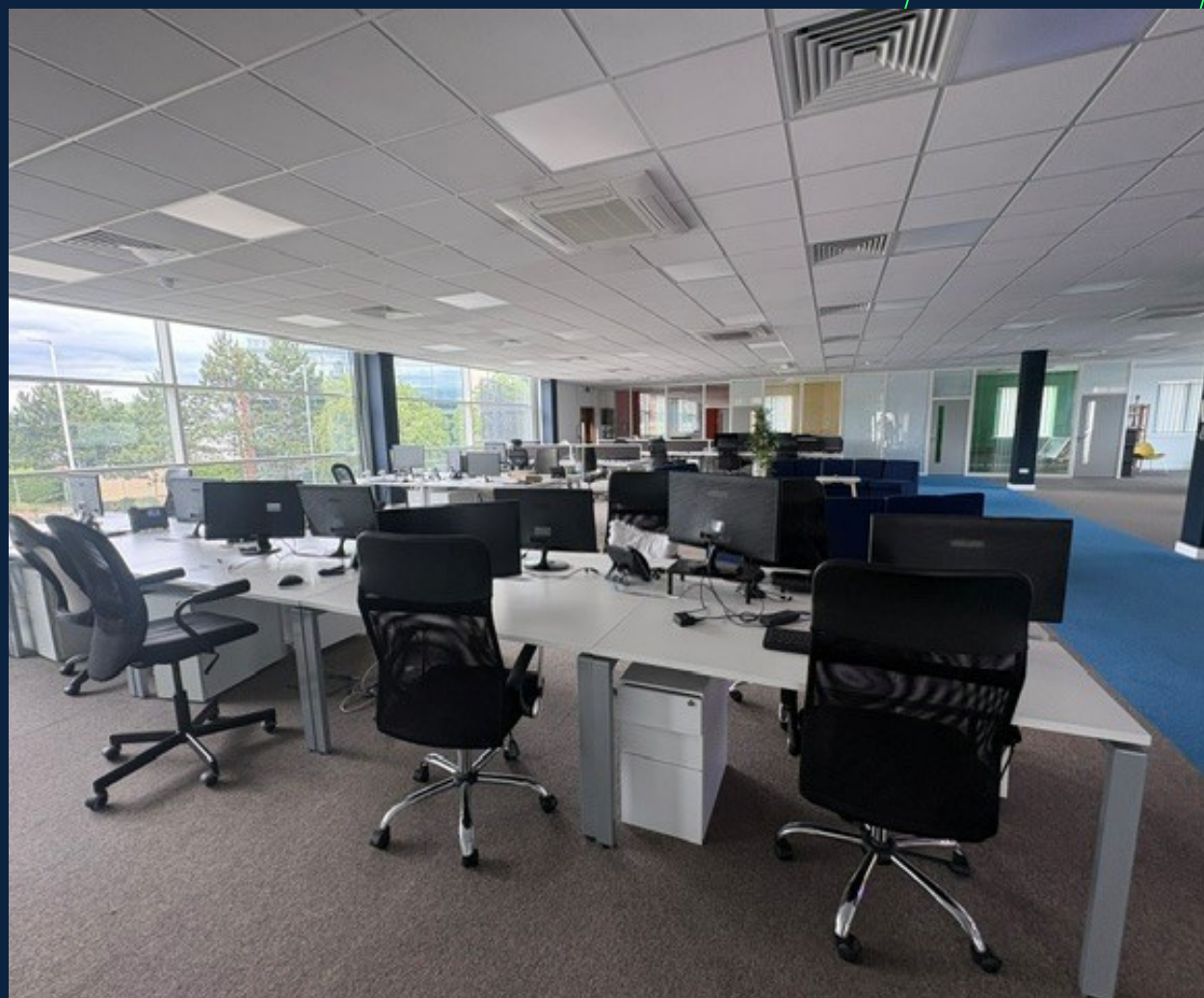
## Specification

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        |
| <b>Total</b> | <b>855.63</b>                   | <b>9,210</b> |

## 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 <sup>st</sup> April 2026) |
|--------------|--------------------------------------------------|
| Ground Floor | <b>£46,250</b>                                   |
| First Floor  | <b>£46,000</b>                                   |

## VAT

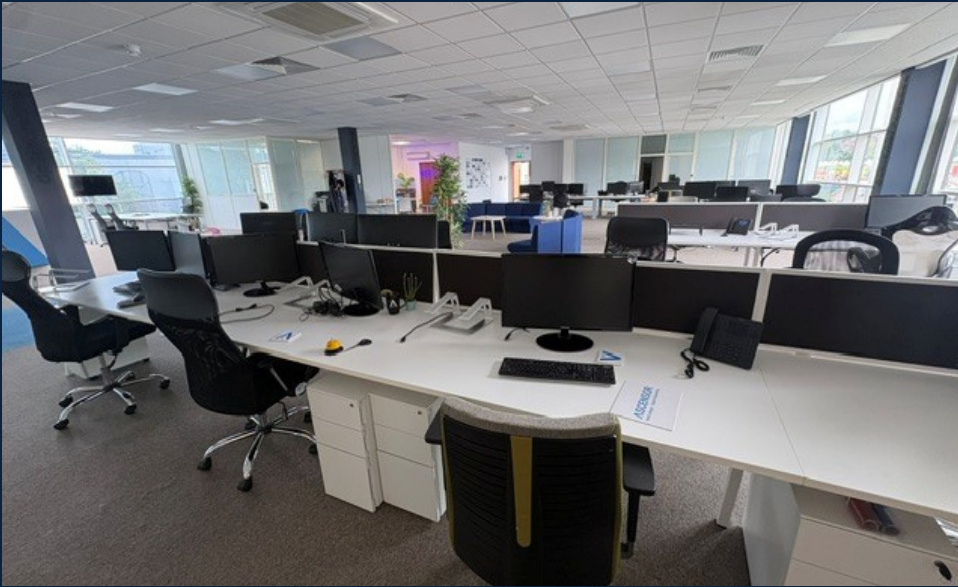
VAT will be payable on the purchase price.

## 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.







Sanderson  
Weatherall

## Viewings

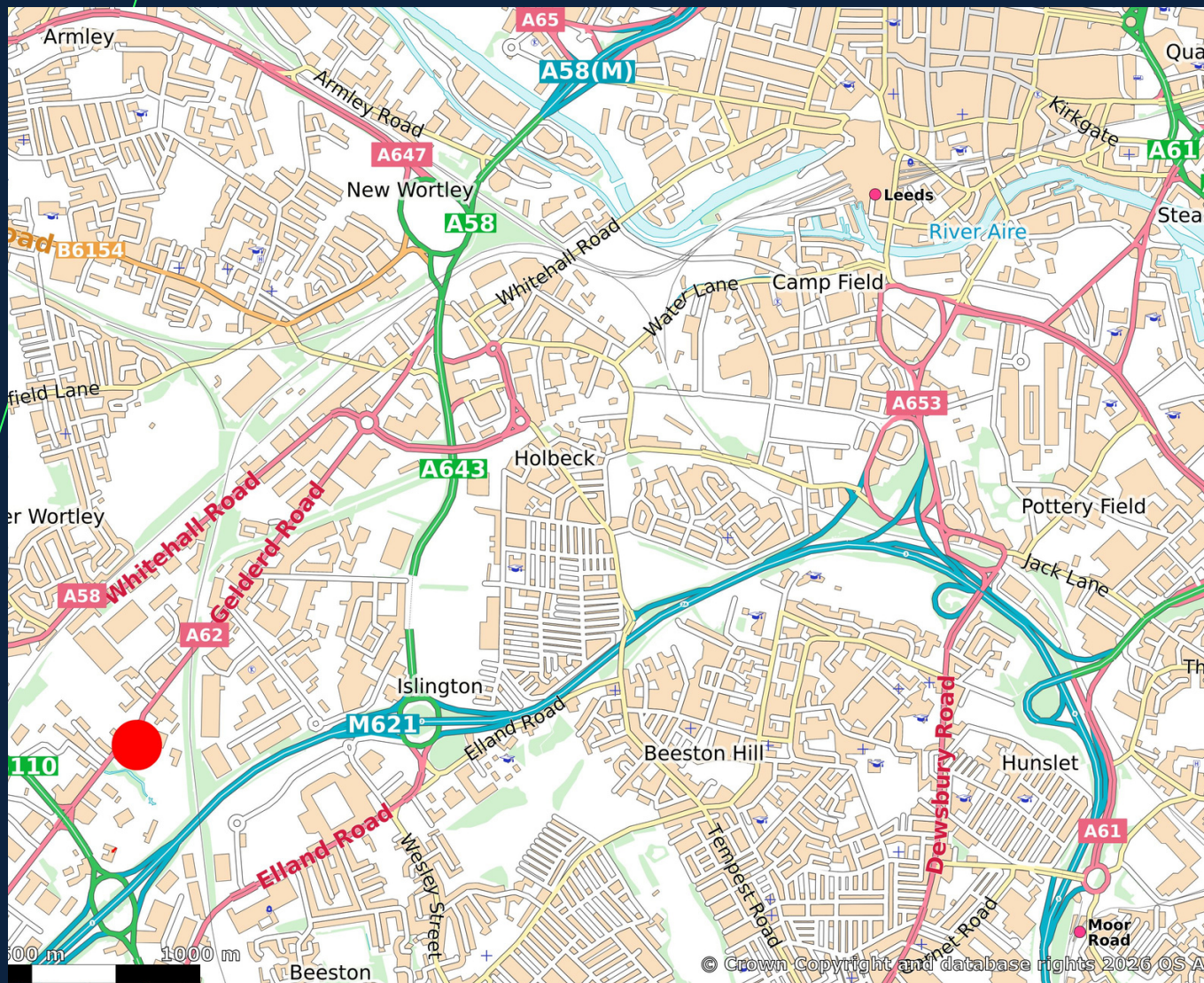
For further information or to  
arrange a viewing please  
contact the joint selling  
agents:

▶ Richard Thornton  
0113 221 6050  
[richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)

▶ Jay Dhesi  
0113 221 6094  
[jay.dhesi@sw.co.uk](mailto:jay.dhesi@sw.co.uk)

▶ Elizabeth Ridler  
0113 297 2427  
[elizabeth.ridler@knightfrank.com](mailto:elizabeth.ridler@knightfrank.com)

[sw.co.uk](http://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