

RIVERSIDE WEST

LS1 4AW

TO LET

Grade A Offices
in the Heart of Leeds' West End

1,591 - 10,494 SQ FT (147.8 - 974.9 SQ M)

Whitehall Road, Leeds



OVERVIEW

Riverside West is located prominently on Whitehall Road, at the heart of Leeds' West End surrounded by established office occupiers.

The property is of modern build and interior with two suites remaining to let across the second and third floors, both offering high quality accommodation.

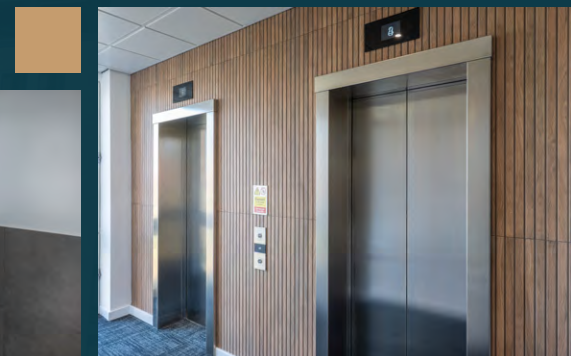
Amenities are plentiful, with Wellington Place adjacent, the Leeds retail and leisure core within walking distance, and Leeds Railway Station less than a 10 minute walk via the canal.



Floor	Occupier
Ground	Gordons
First	Rex Procter and Partners
SECOND	COMING SOON
THIRD	AVAILABLE
Fourth	Richard Boothroyd & Associates
Fifth	Gordons
Sixth	Gordons



- 1 Sky Betting & Gaming
- 2 HM Revenue & Customs
- 3 Squire Patton Boggs
- 4 Equifax
- 5 Irwin Mitchell
- 6 Willis Towers Watson
- 7 Arup
- 8 Milners Solicitors
- 9 Lloyds Banking Group
- 10 Walker Morris
- 11 DLA Piper
- 12 Savills
- 13 Sainsbury's
- 14 Good Luck Club
- 15 Veeno Italian
- 16 Sociable Folk
- 17 Pret
- 18 Lazy Lounge
- 19 Toast Bar
- 20 Whitehall II
- 21 Caffè Nero
- 22 Mad Frans Bar
- 23 Bake
- 24 Salt Granary Wharf
- 25 City Square
- 26 Leeds Railway Station



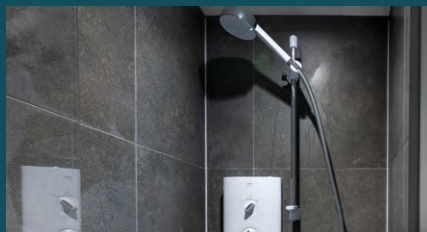
THE SPECIFICATION

ACCOMMODATION

These versatile office suites across floors two and three offer bright, modern working environments with floor-to-ceiling glazing and access to two external balconies.

Each space provides excellent potential with upgraded facilities, including kitchenetts and WC amenities.

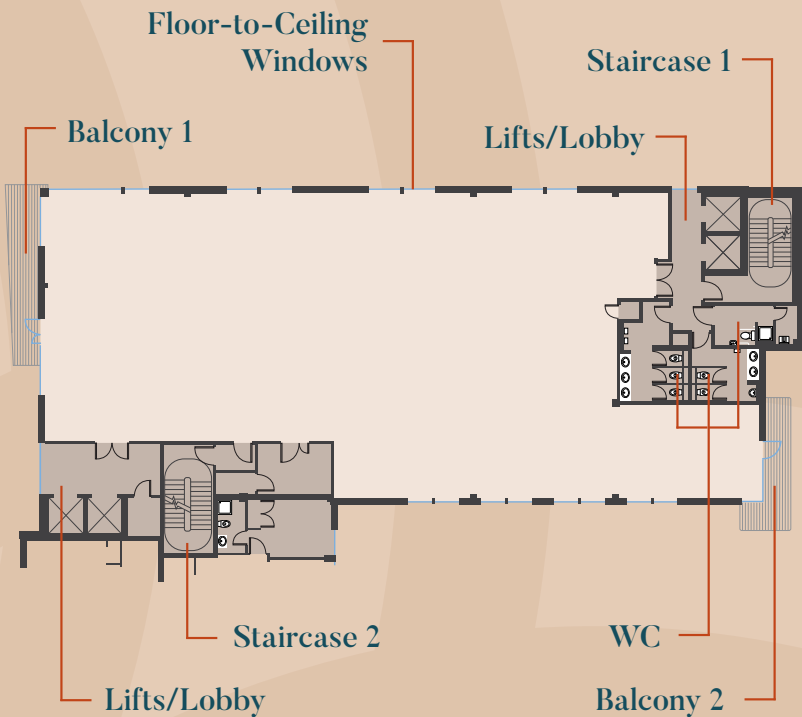
The suites feature newly refurbished interiors including fresh carpets, LED lighting, premium finishes, with the flexibility to split from 1,591 sq ft, creating clean, contemporary settings ready to accommodate your business needs. Floor 2 is coming soon with an established workspace.



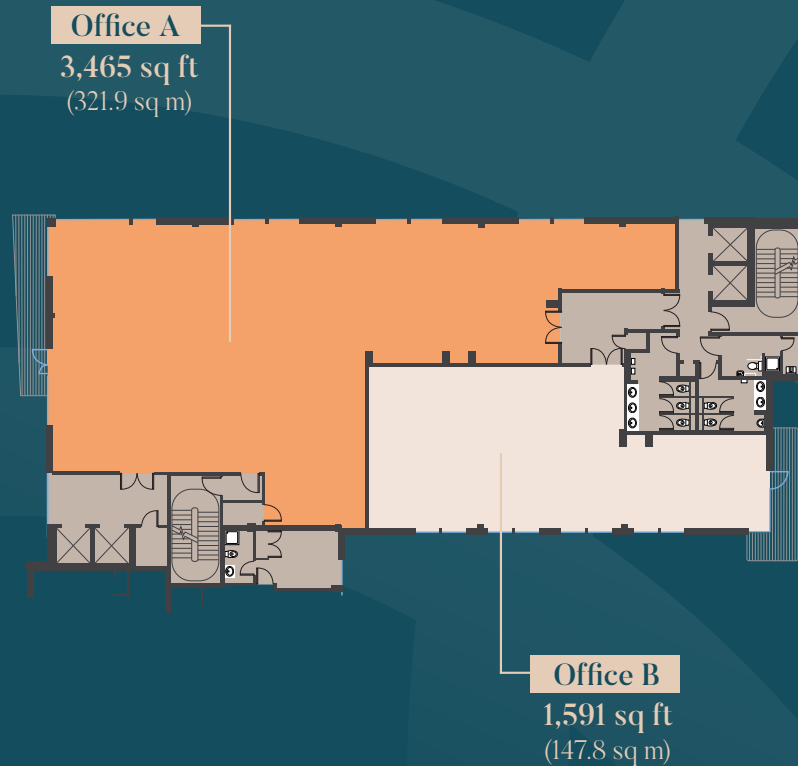
1,591 - 10,494 SQ FT
(147.8 - 974.9 SQ M)

Floor	SQ FT	SQ M
Split Second - Office A	3,465	321.9
Split Second - Office B	1,591	147.8
Full Second	5,247	487.5
Full Third	5,247	487.5

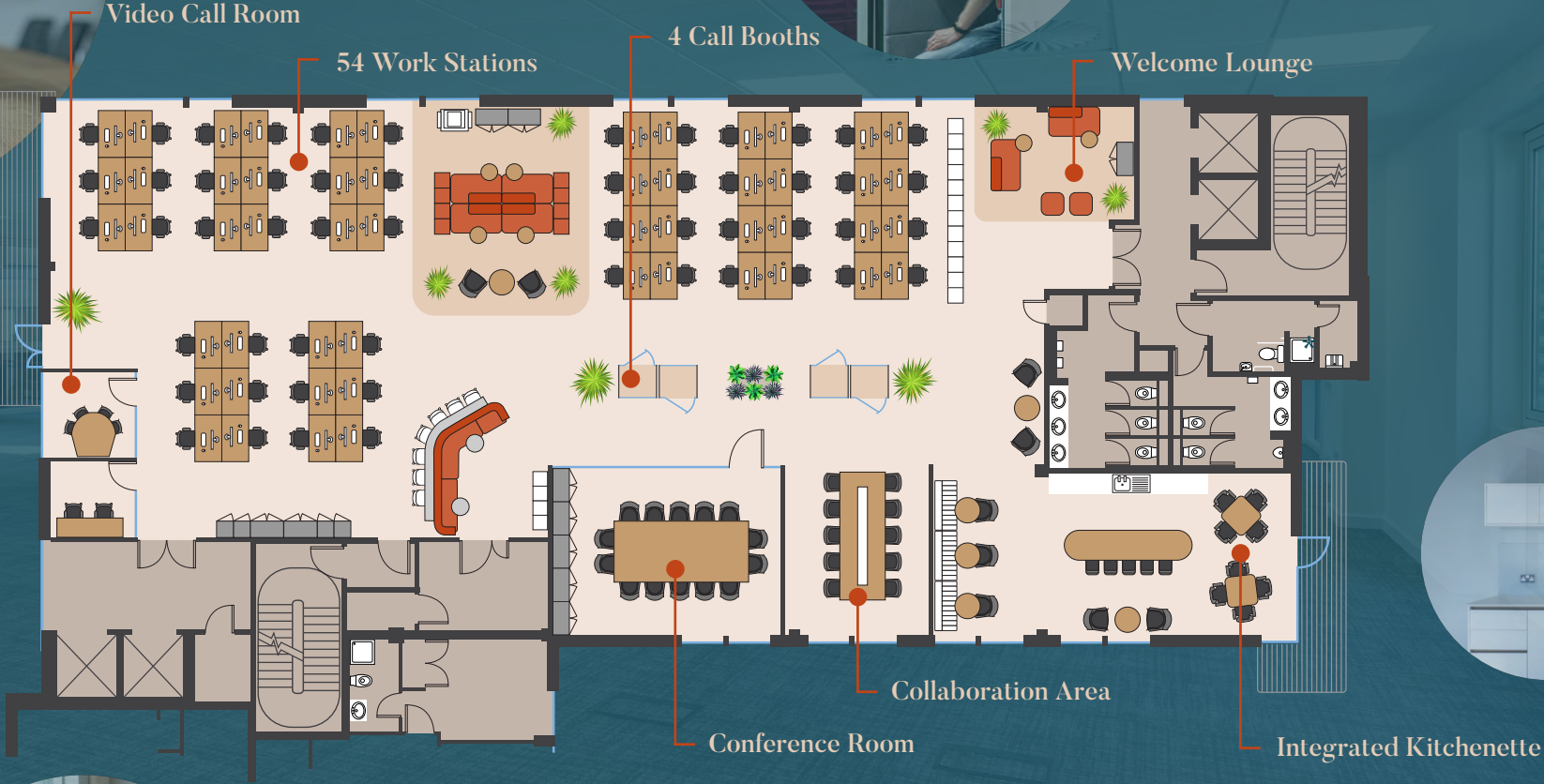
PLANS



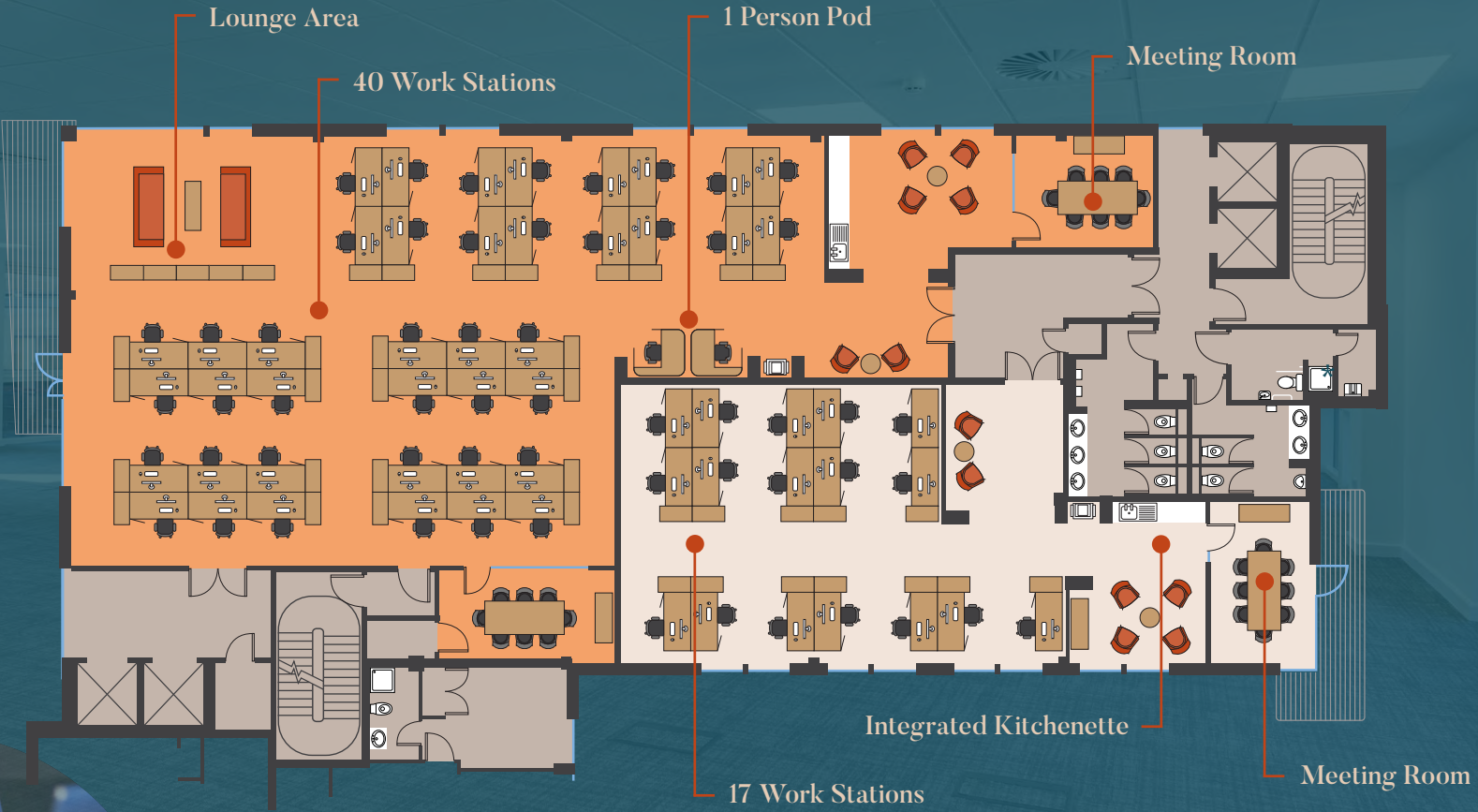
Typical
Floorplan



Typical Split
Floorplan



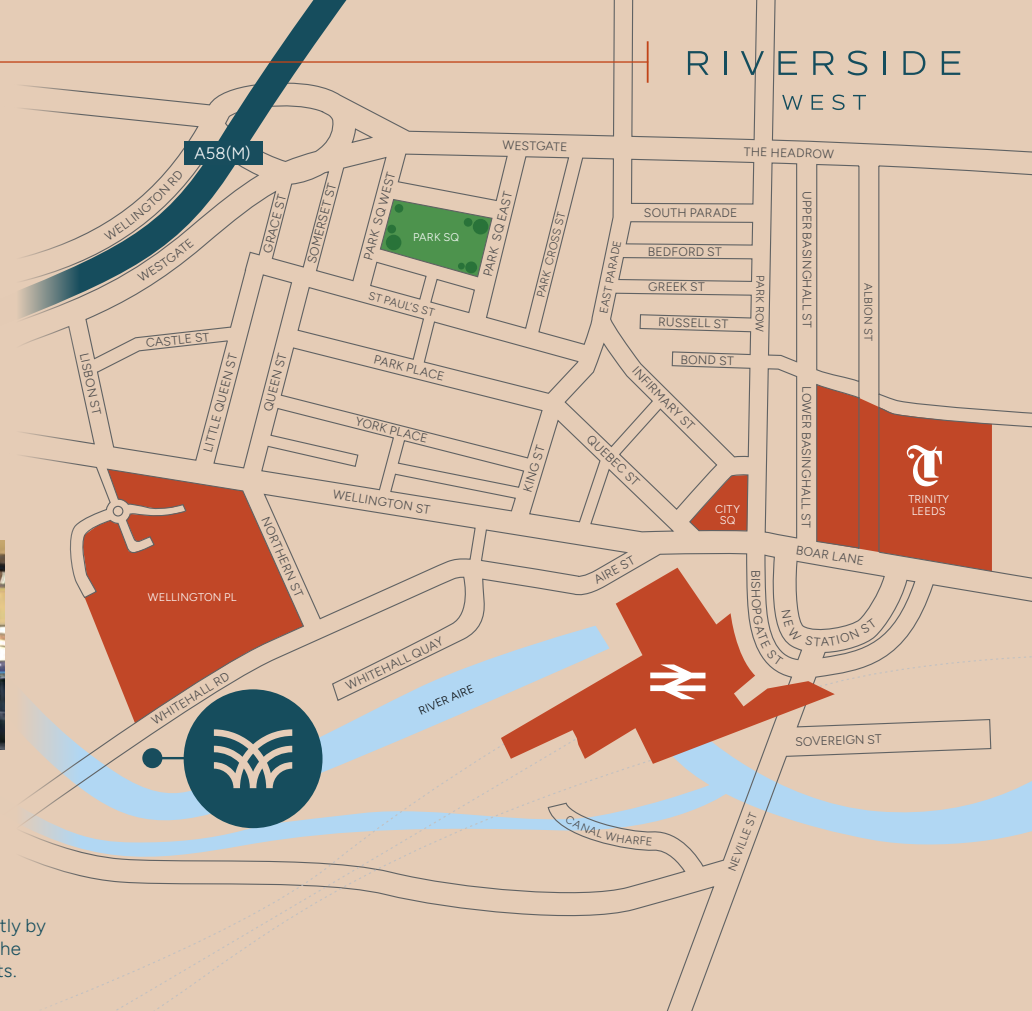
Typical Floor Space Plan



2nd Floor Split Space Plan

LOCATION

The building offers excellent access to the surrounding road networks, including the A58 inner ring road and south towards the M621.



EPC

The property has an Energy Performance Certificate rating within band B.

VAT

VAT is applicable at the prevailing rate.

Terms

The third floor suite is available by way of a Full Repairing and Insuring lease for a term of years to be agreed. Further information is available on request.

Viewings

Viewings are strictly by appointment via the joint letting Agents.

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