



**101a New Pudsey Court**  
Bradford Road, Pudsey, LS28 6AT

**HIGH QUALITY SELF  
CONTAINED OFFICE  
BUILDING with PARKING**

**2,049 sq ft**  
(190.36 sq m)

- STRATEGIC LOCATION
- SELF CONTAINED
- ATTRACTIVE BUILDING
- MODERN SPECIFICATION
- DEDICATED KITCHEN & SHOWER FACILITY
- ON-SITE CAR PARKING

# 101a New Pudsey Court, Bradford Road, Pudsey, LS28 6AT

## Summary

<b>Available Size</b>	2,049 sq ft
<b>Rent</b>	£10 per sq ft
<b>Rates Payable</b>	£3.37 per sq ft Please note that this is an estimated rates payable figure. Please contact the local rating authority for full clarification.
<b>Rateable Value</b>	£16,000
<b>Car Parking</b>	There are 5 car parking spaces specifically allocated to the unit.
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Location

New Pudsey Court is prominently situated fronting Bradford Road in Stanningley and nicely positioned just off the A6120 Leeds Outer Ring Road within walking distance of Pudsey town centre, Farsley town centre and the Owlcotes Shopping Centre.

The property also benefits from excellent public transport links with New Pudsey train station being just an approx. 10 minute walk away and regular bus services to and from Leeds city centre with stops directly outside the premises on Bradford Road.

## Description

New Pudsey Court is a terrace development of 5 self-contained, 3 storey office buildings constructed in attractive natural stone under a pitched slate roof. The available accommodation comprises the whole of 101a New Pudsey Court, which benefits from office accommodation over the ground, first and second floors, as well as a dedicated kitchen facility, shower room and W/C facilities.

Additionally, the property benefits from the following specification features:

- Predominately carpeted floors of high quality and fully decorated
- Modern suspended ceilings with LED lighting
- Air conditioning cassette system
- Perimeter trunking for data/cabbling
- uPVC double glazed windows
- Fully fitted kitchen and W/C facilities
- Dedicated shower room
- 5 dedicated on-site car parking spaces

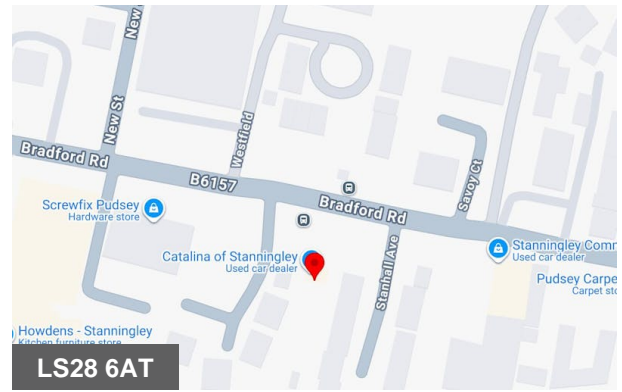
## Accommodation

The available accommodation comprises the following net internal floor area:

Name	sq ft	sq m	Availability
Unit - 101a	2,049	190.36	Available
<b>Total</b>	<b>2,049</b>	<b>190.36</b>	

## Terms

101a New Pudsey Court is available as a whole by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.



## Viewing & Further Information



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