

# TO LET

GROUND FLOOR OFFICES  
WITH PARKING

628 sq ft - 2,062 sq. ft  
(58.35 sq m - 191.57 sq. m)



**HOLDER & CO**  
Property Consultants



**GROUND FLOOR**  
**6, BUTLER WAY, STANNINGLEY**  
**PUDSEY, LS28 6EA**

- 628 sq ft - 2,062 sq. ft
- ON-SITE DESIGNATED PARKING
- RAISED ACCESS FLOORS
- BREAK OUT / KITCHENETTE AREA
- OPEN PLAN OFFICES



**HOLDER & CO**  
Property Consultants

# GROUND FLOOR, 6 BUTLER WAY, STANNINGLEY PUDSEY, LS28 6EA



## LOCATION

Well-located office space, just 5 miles from Leeds city centre. It offers excellent connectivity via the A647 to Leeds and Bradford. Nearby amenities include Owlcotes Shopping Centre, Aldi, Greggs, local shops, pubs, and eateries, making it a convenient and strategic business location.

## DESCRIPTION

Available as a whole or in part, the property consists of double height shared reception area, leading to secure ground floor office suite with raised access floors, suspended ceilings with recessed lighting, gas central heating, and comfort cooling throughout. The ground floor provides a spacious open-plan layout, available as a whole or in part, with a kitchenette and breakout area.

## TERMS

Available via a new lease at rentals starting from £12,500 per annum exclusive of VAT, service charge and business rates.

## SUBJECT TO CONTRACT.

A service charge is payable for the ongoing maintenance and security on shared estate matters. Further details are available upon request.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
GROUND FLOOR	58.35 - 191.57	628 - 2,062
<b>Total</b>	<b>191.57</b>	<b>2,062</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

Business rates will be payable separately and assessed upon occupation of the premises. Please contact the Billing Authority for further information.

## CONTACT

Holder & Co. on 0113 323 4504

Owen Holder: owen@holderandco.com

Philip Caspell: philip@holderandco.com