



## Kingswood House

Richardshaw Lane, Pudsey, LS28 6BN

### REFURBISHED MODERN OFFICE SPACE

**150 to 3,262 sq ft**  
(13.94 to 303.05 sq m)

- EXCELLENT ROAD AND RAIL COMMUNICATIONS
- COMPETITIVE RENTS & FLEXIBLE TERMS
- VARIOUS SIZES AVAILABLE
- ON-SITE CENTRE MANAGER
- 24 HOUR ACCESS AND CCTV
- SHOWER & KITCHEN FACILITIES

# Kingswood House, Richardshaw Lane, Pudsey, LS28 6BN

## Summary

<b>Available Size</b>	150 to 3,262 sq ft
<b>Rent</b>	£20 per sq ft
<b>Business Rates</b>	Subject to satisfying the usual criteria an occupier may be able to benefit from small business rates relief at some of the suites. Please contact the agents for further information.
<b>VAT</b>	Applicable. All prices quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal fees incurred in this transaction.
<b>EPC Rating</b>	Property graded as E-E (106-110)

## Location

Kingswood House is located North of Pudsey, approximately 4 miles to the West of Leeds City Centre and 4 miles to the East of Bradford City Centre. Pudsey benefits from direct road connections to the Leeds ring road via the Stanningley bypass which is 4.5 miles to the M621 and 7 miles to the M62.

Kingswood House is situated on the east side of Richardshaw Lane at its junction with the Stanningley bypass (A647), which is a dual carriageway, whilst the New Pudsey railway station is just a 15 minute walk away and has a direct service into Leeds central every 15 minutes.

## Description

Kingswood House is a prominent 3 storey brick office building fronting Richardshaw Lane providing a total of 13,000 sqft of accommodation. The property was extensively refurbished in 2018 and now includes both male and female showers, a meeting room and a brand new energy efficient boiler system.

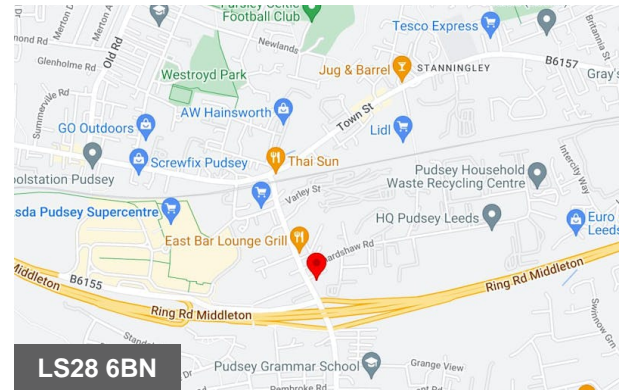
Kingswood House benefits from the following features:

- Excellent Road and Rail connections
- Competitive rental terms
- Flexible tenancy structure
- 24Hr access
- Secure car park to the rear with allocated parking and a separate visitors car park
- CCTV security, 'Red Care' intruder alarm
- LED lighting in both office and communal areas
- On-site Centre Manager & postal collection service
- Meeting room and shower facilities
- Communal kitchen on each floor

## Terms

Suites are available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.

Rents are inclusive of the building service charge and utilities.



## Viewing & Further Information



**Tom Newstead**  
07538680333  
tomnewstead@cartertowler.co.uk



**James Jackson**  
07920 812275  
jamesjackson@cartertowler.co.uk



**Clem McDowell**  
07432 013246  
clemmcdowell@cartertowler.co.uk