



Woodhead House, Birstall, WF17 9TD

Woodhead house comprises an attractive 3-storey detached office building, situated 6.5 miles south-west of Leeds city centre.

Tenure	To Let
Available Size	365 to 463 sq ft / 33.91 to 43.01 sq m
Rent	£456 - £906 per month
EPC Rating	Upon Enquiry

Key Points

- > Ample Parking
- > Communal Kitchen Facilities
- > Centrally located next to the M62
- > Central location
- > Modern Office Accommodation

Description

Woodhead house comprises an attractive 3-storey detached office building arranged across 3-levels on a substantial site providing car parking for approximately 112 motor vehicles.

The property is currently utilized as a serviced office building and is multi-occupied with various sized office suites at each level accessed from a central corridor with communal WC and kitchen facilities. The property benefits from, suspended ceilings, raised access floors and a 10 person passenger lift.

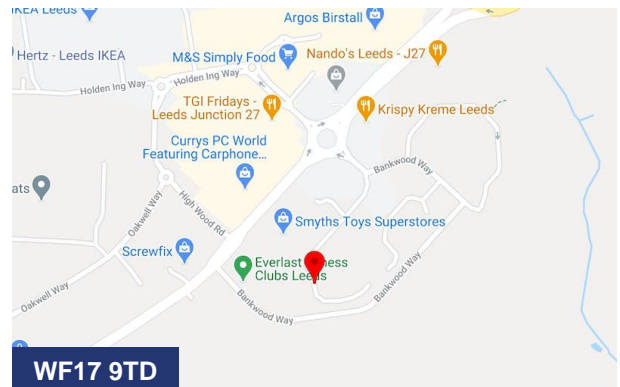
Location

Situated approximately 6.5 miles south-west of Leeds city centre. The property occupies a position on the south side of Woodhead Road Close to its junction with the A62, which in turn provides access to junction 27 of the M62 motorway providing excellent communications to the nearby motorway to include the M621, M1 and M62.

The area itself is an established commercial location with surrounding users comprising a mix of office, retail and leisure. We would further make comment the property is situated adjacent to the nearby Birstall Shopping Park which provides a wide range of national retail operators.

Accommodation

Floor/Unit	Description	Size	Rent	Service Charge
Ground	G5B	370 sq ft	£463 per month	£62 /month
Ground	G6	354 sq ft	£443 per month	£60 /month
Ground	G5B & G6	724 sq ft	£906 per month	£120 /month
1st	1.30	334 sq ft	£418 per month	£56 /month
2nd	2.10	365 sq ft	£456 per month	£61 /month



Viewing & Further Information



Chloe Ellerby

0161 220 1999 | 07718884764

chloe.ellerby@hurstwoodholdings.com

