

OFFICES  
from £195 pcm

● ● ● West 44  
Pudsey | Leeds | LS28 7UR

## Serviced Office Pods

An exceptional opportunity for small and start-up businesses requiring flexible office space.



### **SERVICED OFFICE PODS**

140 - 405 sq ft

(1 person - 6 person +)

(13 - 37 sq m)



Desirable, flexible office space with easy access to the Leeds Outer Ring Road.

**[www.west44offices.co.uk](http://www.west44offices.co.uk)**

# 44

●●● West 44

## Description

West 44 is a three-storey building providing a range of office accommodation including serviced office pods (suitable for start-up and smaller businesses), larger office suites and full floorplates. The property benefits from immediate access to the A647 and Pudsey town centre is within a short walking distance.

Other exceptional local amenities include the Owlcotes Shopping Centre that features Marks & Spencer and Asda.



## Office pods

Room no.	Size sq ft	No. of people
001	180	2
002	185	2
003	345	4
004	330	4
005	335	4
006	340	4
007	180	2
008	175	2
009	354	4
010	330	4
011	325	4
012	320	4
014	335	4
015	174	2
101	195	2
102	330	3
103	320	4
104	210	2
105	190	2
106	405	6
107	320	4
108	340	4
109	190	2
110	140	1

Ample car parking

## Typical floor layouts



## Specification

- Gas central heating
- Perimeter trunking
- Suspended ceilings with strip lighting
- 2.8m floor to ceiling height
- On Site manager
- Toilet & kitchen facilities on each floor
- Passenger lift
- Wi-Fi connection
- Attractive reception
- Salto entry system providing secure 24 hour access
- DDA compliant
- Far reaching views
- Car parking

# ●●● West 44

44-60 Richardshaw Lane  
Pudsey Leeds  
LS28 7UR

Located on Richardshaw Lane at its junction with the A647 Stanningley Bypass / Leeds Outer Ring Road, West 44 is ideally situated for easy access to Leeds City Centre and the motorway network. Rail and air connections are equally good with New Pudsey Station being within a two minute drive and Leeds Bradford Airport only seven miles away.

Regular bus services run directly outside and Pudsey Bus Station, which provides various services to the surrounding towns and villages, is a short walk away.



For further information please contact:

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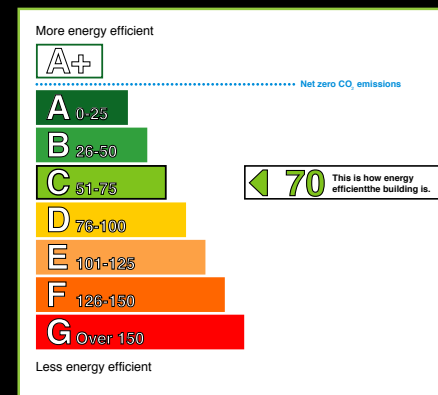
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## Energy performance asset rating



**RENT, SERVICE CHARGE & BUSINESS RATES:** Rents and Service Charge (all inclusive) upon application. All Rents are exclusive of Business Rates, Individual office pods may need to be reassessed upon occupation. Occupiers may benefit from transitional business rate relief but are advised to make their own enquiries with Leeds City Council.  
**SUBJECT TO CONTRACT**

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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