

# TO LET

Ground Floor, 6 Butler Way,  
Stanningley, Pudsey, LS28  
6EA

**2,062 sq ft (191.57 sq m)**

- Part fitted open plan offices
- Newly redecorated
- On site parking
- Close to local amenities

Your partners in property



# Description

The subject suite is located on the ground floor of this two storey office building benefitting from a 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 with a kitchenette and breakout area, offering a versatile and professional environment.

The suite has been measured on a NIA basis in accordance with the RICS code of measuring practice to have the following approximate area:

Description	Sq ft	Sq m
Ground Floor	628 - 2,062	38.35 – 191.57
<b>Total</b>	<b>2,062</b>	<b>191.57</b>

## 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, local shops, pubs and eateries, making it a convenient and strategic business location.



## Specification

Internally the offices which have recently been redecorated have been partly fitted to provide the following:

- Full access raised floor
- Two private teams booths
- Suspended ceiling with integral lighting
- Comfort cooling
- Gas fired central heating
- Kitchen
- Male, female and disable toilet facilities



# Further Information

## Terms

The suite is available to let by way of a new effective FRI lease at a quoting rental of £25,000 pa exclusive of VAT, service charge and business rates.

## EPC

The property has been assessed to have an EPC rating of B (42) . A copy of the full certificate is available upon request.

## Service Charge

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

## Rateable Value

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

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.



# Contact

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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