Sharma Williamson

To Let



Westpoint Business Park
Westland Square
Leeds
LS11 5SS

- Good quality offices with excellent access to Leeds City Centre / motorway networks
- Units from **46.4 sq m (500 sq ft) to 348.4 sq m (3750 sq ft)**
- Rent : **£7.50 psf (exclusive);** all inclusive packages available at **£13.50 psf**
- Please enquire for latest availability.

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SITUATION

West Point is situated on Westland Square just off Westland Road in Leeds. Westland Road provides direct access to Dewsbury Road (A653), which is one of the main arterial routes into Leeds City Centre and also provides excellent access to the motorway network via junction 5 of the M621 and junction 28 of the M62.

PROPERTY/ACCOMMODATION

West Point is an extensive and substantial office building situated on Westland Square. West Point is a two-storey property with glazed and brick elevations and two dedicated entrances. The current availability provides secure refurbished open plan offices over ground and first floors.

The accommodation benefits from the following specification:-

- Gas fired central heating
- Wall mounted air conditioning cassettes
- Suspended ceiling with integral category 2 lighting
- Excellent parking facilities
- Dedicated shared entrances
- Excellent security
- Good natural light
- Shared kitchen facilities
- Male/ female and disabled WC facilities

Outside

There is ample car parking on site.

RATING

The suites are individually assessed for rates purposes however it is envisaged that many of the occupiers will benefit from 100% Small Business Rates Relief (subject to qualifying conditions)

RENT

Rent: **£7.50 psf exclusive;** or alternatively suites may be available on an all inclusive basis (heating, electric, maintenance, communal cleaning etc) at **£13.50 psf.**

LEASE

The suites are available to let upon new effective full repairing leases upon flexible agreements (for a minimum term of 12 months). An in-house Lease Agreement will be prepared at no cost to the ingoing tenant.

VAT

The Landlords advise that VAT is not chargeable upon the rent, although they reserve the right to do so, if appropriate.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

VIEWING

By contacting the agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

August 2025





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