

**DETACHED OFFICES WITH  
PARKING  
2,844 SQ FT (264.22 sq m)**



**NEW STREET, 19 CARLISLE ROAD,  
PUDSEY, LEEDS, LS28 8LW**

- **Approx 2,844 sq ft**
- **Detached premises**
- **On-site parking**





## LOCATION

The property is situated on Carlisle Road, Pudsey, approximately 0.7 miles from the centre of Pudsey and 1 mile to the A647 Leeds Outer Ring Road which in turn provides access to the M621 at Junction 1 or Leeds City Centre.

## DESCRIPTION

The offices extend over two storeys with a full height reception area offering spiral staircase access to the first floor. Fitted to a modern standard throughout.

## ACCOMMODATION

Description	Sq ft	Sq m
Offices	2,844	264.22
<b>TOTAL</b>	<b>2,844</b>	<b>264.22</b>

## SERVICES

We understand that all mains services are connected to the premises. Utility bills will be charged pro-rata on usage.

## TERMS

Available for Immediate occupation. The rental will be £28,500 per annum plus utilities, buildings insurance and business rates.

## BUSINESS RATES

Business rates will be payable, figures to be confirmed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction

## CONTACT

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Subject to Contract