TO LET

GROUND FLOOR OFFICES WITH PARKING

628 sq ft - 2,062 sq. ft

(58.35 sq m - 191.57 sq. m)

HOLDER & CO
Property Consultants



GROUND FLOOR
6, BUTLER WAY, STANNINGLEY
PUDSEY, LS28 6EA

- 628 sq ft - 2,062 sq. ft
- ON-SITE DESIGNATED PARKING
- RAISED ACCESS FLOORS
- BREAK OUT / KITCHENETTE AREA
- OPEN PLAN OFFICES

HOLDER & CO
Property Consultants

GROUND FLOOR, 6 BUTLER WAY, STANNINGLEY PUDSEY, LS28 6EA





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

DESCRIPTION

Available as a whole or in part, the property consists of 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, available as a whole or in part, with a kitchenette and breakout area.

TERMS

Available via a new lease at rentals starting from £10,000 per annum / £833 pcm. Exclusive of VAT, service charge and business rates.

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

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
GROUND FLOOR	58.35 - 191.57	628 - 2,062
Total	191.57	2,062

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

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

CONTACT

Holder & Co. on 0113 323 4504
Owen Holder: owen@holderandco.com
Philip Caspell: philip@holderandco.com

SUBJECT TO CONTRACT

Holder & Co Limited for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness (iii) None of the building services or service installations have been tested and are not warranted to be in working order (iv) No employee of Holder & Co Limited has any authority to make or give any representation or warranty whatever in relation to the property (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT (vi) Where applicable an Energy Performance Certificate is available upon request. September 2026. SUBJECT TO CONTRACT