

# WEST POINT BUSINESS PARK

BEESTON, LEEDS LS11



**TO LET**

**COMMERCIAL  
PROPERTY**

West Point Business Park, Westland Square, Beeston, Leeds LS11 5SS

Flexible Terms

Incentives Apply

Rents from only £5.00 per square foot

Rent free period possible\*

Recently refurbished office suites available close to Dewsbury Road (A653) and within easy reach of M621.

Various sizes from 200 sq ft to 4500 sq ft

Freshly decorated

Re-carpeted

Gas central heating

UPVC double glazed

Plenty of on-site parking

Flexible Terms

Rents from only £5.00 per square foot

Incentives Apply; Rent free periods are possible. These are negotiable and dependent on length of lease and covenant strength.

Exclusive of utilities and Business Rates

Price Guide and available sizes (examples):

200sq ft - £200.00 per month including heating, lighting & electricity

375sq ft - £375.00 per month including heating, lighting & electricity

500sq ft - £500.00 per month including heating, lighting & electricity

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700sq ft - £4,500 per annum exclusive

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1800sq ft - £10,000 per annum exclusive [First Floor]\*

2700sq ft - £13,500 per annum exclusive [Ground Floor]\*

3000sq ft - £15,000 per annum exclusive [First Floor]

3700sq ft - £18,500 per annum exclusive [First Floor]

4500 sq ft - £22,500 per annum [combined \* Ground & First Floor]

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