



# KINGSWOOD HOUSE

REFURBISHED MODERN OFFICE SPACE

**TO LET**

RICHARDSHAW LANE, PUDSEY LS28 6BN

Suites from 150 to 3,262 sq ft



All Enquiries

0113 239 6500

[kingswood@bauergroup.co.uk](mailto:kingswood@bauergroup.co.uk)

Kingswood House is a prominent 3 story brick office building fronting Richardshaw Lane providing a total of 13,000 sqft of accommodation. The property was extensively refurbished in 2018 and now includes both male and female showers, a meeting room and a brand new energy efficient boiler system..

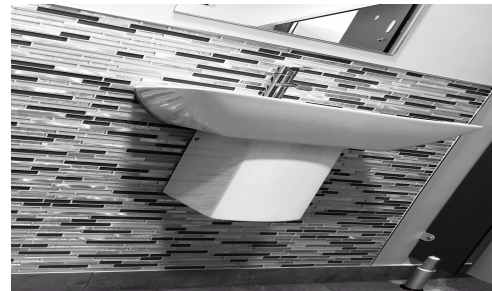
Kingswood House benefits from the following features:

- Excellent Road and Rail connections
- Competitive rental terms
- Flexible tenancy structure
- 24Hr access
- Large secure car park to the rear with allocated parking and a separate visitors car park
- CCTV security, 'Red Care' intruder alarm
- LED lighting in both office and communal areas
- On-site Centre Manager



Modern office suites are offered from 150 sqft to 3,262 sqft. Tenants have access to the following additional facilities:

- CAT5e & CAT6 structured cabling throughout
- ISDN phone and broadband internet access
- Postal collection service
- Meeting room and shower facilities
- Communal kitchen on each floor

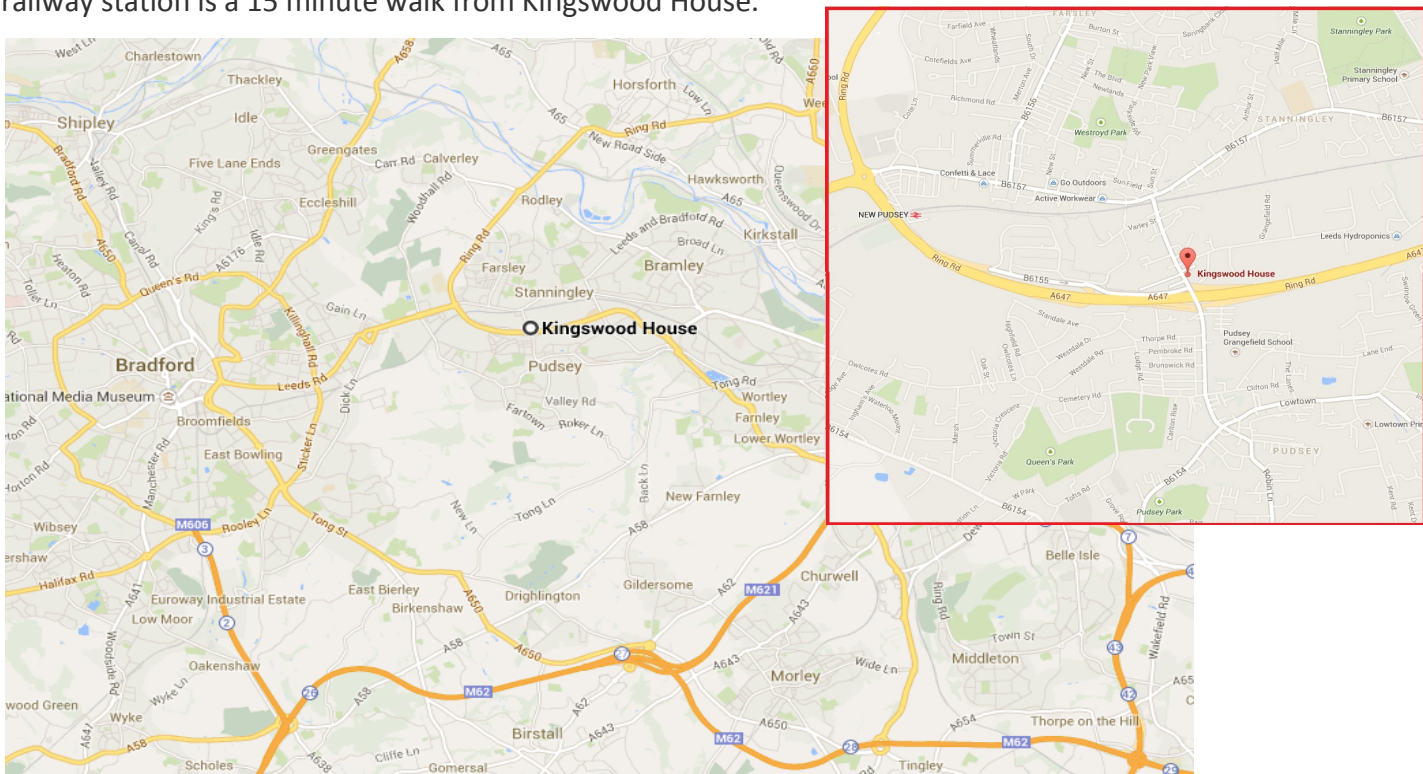


## Location & Situation

Kingswood House is located North of Pudsey, approximately 4 miles to the West of Leeds City Centre and 4 miles to the East of Bradford City Centre.

Pudsey benefits from direct road connections to the Leeds ring road via the Stanningley bypass which is 4.5 miles to the M621 and 7 miles to the M62. The New Pudsey railway station has a direct service into Leeds central every 15 minutes.

Kingswood House is situated on the east side of Richardshaw Lane at its junction with the Stanningley bypass (A647), which is a dual carriageway. New Pudsey railway station is a 15 minute walk from Kingswood House.



For all enquiries please contact

Bauer Group Ltd  
[www.baugroup.co.uk](http://www.baugroup.co.uk)  
 t: 0113 239 6500

e: [kingswood@baugroup.co.uk](mailto:kingswood@baugroup.co.uk)