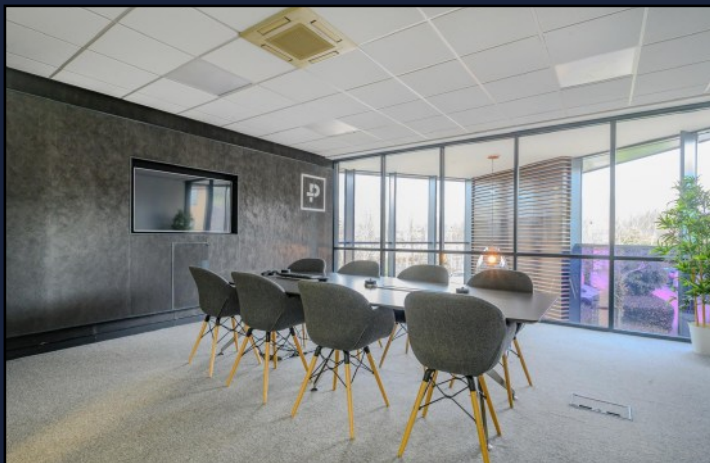


MODERN OFFICE SUITES TO LET



United House, 170 Elland Road, Leeds, LS11 8BU



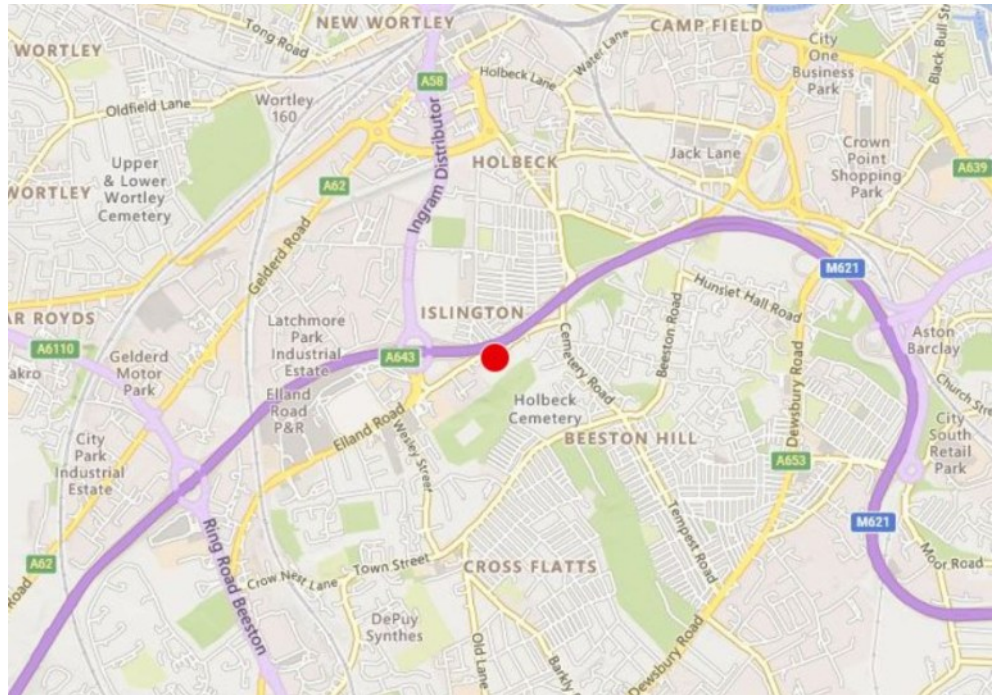
- Suites from 138 sq ft
- Situated within prestigious building
- Shared reception facilities
- Gymnasium and kitchen
- On site car parking
- Excellent communication links

DESCRIPTION

These well presented office suites are situated within Priestley House. A substantial head quarters building which benefits from all it's attributes including a reception area, kitchen and gymnasium making this an ideal location for a small business that requires a high profile trading position.

LOCATION

Arguably, this is one of the most convenient office locations on the fringe of the city centre, just off the M621 close to it's Junction with Ingram Road distributor/ Elland Road giving excellent motorway connections in all directions and is just a short drive into Leeds City Centre.



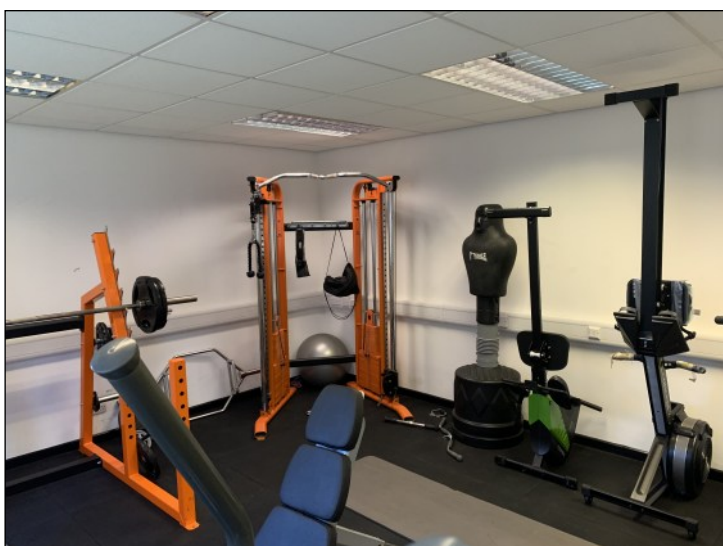
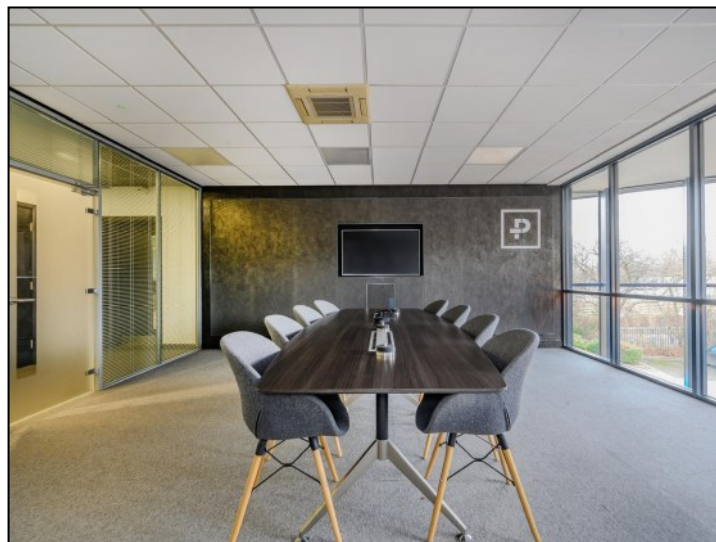
SUMMARY

LEASE	Full Repairing and Insuring.
RATEABLE VALUE	All suites are separately assessed.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable
SERVICE RENTAL	The rental includes the following services; Electricity of the common parts, water, cleaning of common parts, repairs and maintenance, refuse collection, weekly testing, fire system servicing, management and consumables.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-98

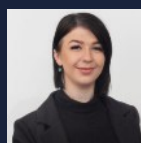
ACCOMODATION

SUITE	SIZE	RENT PLUS VAT
A2	153 sq ft	£550.00
E	360 sq ft	£995.00
L	199 sq ft	£995.00
J	808 sq ft	£3,600.00
M	530 sq ft	£1,875.00





VIEWINGS & FURTHER ENQUIRIES



Emily Rogerson

01924 291500

emily.rogerson@vickerscarnley.co.uk

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were prepared July 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.