

Office Suites

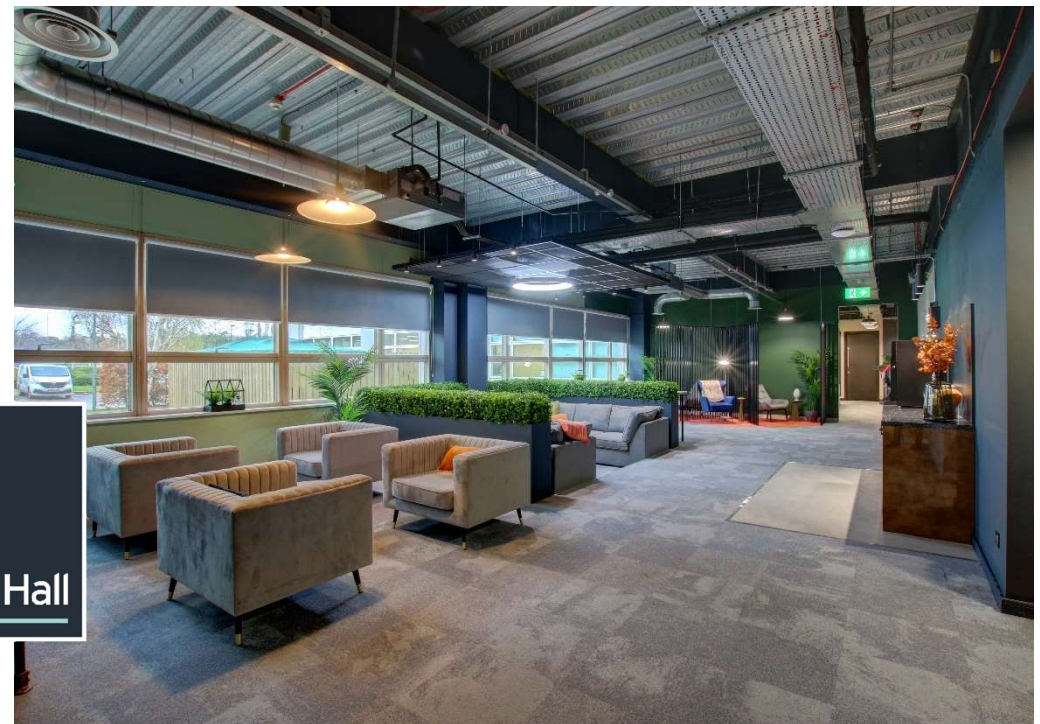
120sqft – 3,570 sqft

To Let

**Radius, One City West
Gelderd Road, Leeds, LS12 6NJ**

- Modern serviced office suites
- Flexible terms available
- Ample car parking on site
- Easy access to Leeds City Centre
- 24/7 Access
- Climate controlled office

Rent: On Application



BradleyHall

LOCATION

The subject property is situated on the South side of Holbeck, and benefits from excellent road communications being located right next to the M621 and A6110. Leeds City Centre is approximately a 10-minute drive from the subject and the nearest bus stop is (Ring Road Gelderd Road) located approximately 775ft from the subject or a 3-minute walk.

Notable neighbouring buildings within the vicinity of the subject include Elland Road (Home to Leeds United Football Club), Premier Inn Hotel and a number of Industrial and Retail occupiers providing good access to local amenities.

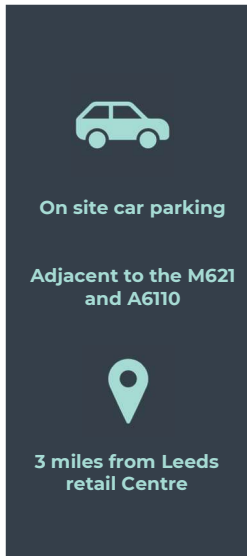
DESCRIPTION

The Office suites are all fit out to a high specification featuring exposed ceilings, carpeted flooring and plastered and painted walls. Air conditioning and individual climate controls are found in each office. Wi-Fi is included within the rent, and faster connection speeds are available at an additional cost.

The building provides office accommodation split across 3 principal floor levels and is accessed via the main entrance lobby and communal corridors. There is 24-hour access, with on-site assistance available Monday to Friday during normal business hours and a key fob system for use out of hours. Monitored CCTV and an intruder alarm between 12am and 5am are also included for added security. 2 operational lifts located to the North and South of the building.

There are shared toilet and kitchen facilities on site with a meeting room also available to hire, subject to availability. The subject also benefits from a 1,000 sqft premium business lounge on the ground floor accessible to all tenants in the building, ideal for networking and smaller business meetings.

Externally, there is ample parking available featuring new high speed electric vehicle charging points.



EPC RATING

The property has an EPC rating of A

RATING ASSESSMENT

Rateable value to be confirmed

Further information available upon request. Interested parties should confirm the current position with the Local Authority

IMPORTANT NOTICE

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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

TERMS

The offices are available to let on the basis of minimum three-month lease term. Rent is payable monthly in advance and a deposit equivalent to 2 month's rent is payable excluding VAT.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

CONTACT US

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