



United House

170 Elland Road, Leeds, LS11 8BU

TO LET: United House - Fully-Fitted, Flexible Office Suites

134 to 5,852 sq ft
(12.45 to 543.67 sq m)

- On site car parking
- Manned reception
- Podcast Studio
- On-site gym
- Secure, gated site
- Fully fitted suites
- Available on flexible terms
- Meeting rooms/break out spaces

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Summary

Available Size	134 to 5,852 sq ft
Rent	Rent on application
Service Charge	For information on the service charge, please contact the joint agents.
Car Parking	A number of car parking spaces are available, please contact the joint agents for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

United House occupies a prominent position fronting Elland Road, approximately 2 miles south-west of Leeds City Centre. The property benefits from excellent connectivity, with immediate access to Junction 1 of the M621 motorway, providing direct links to the wider regional motorway network including the M1 and M62.

Description

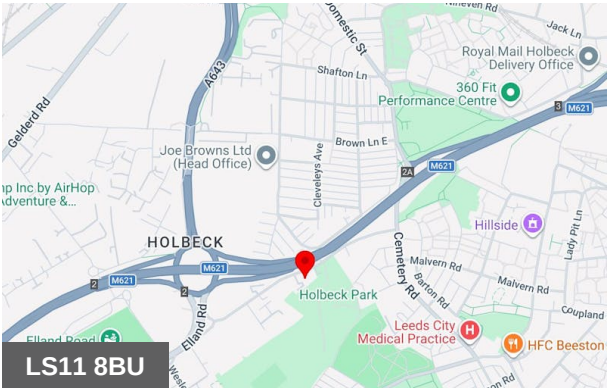
United House provides high-quality office accommodation suitable for a range of occupiers. The available first floor suites are offered fully fitted, incorporating meeting rooms, podcasting space, kitchen facilities and existing furniture (available by arrangement).

The building benefits from a strong amenity provision including a staffed reception, bookable meeting rooms, breakout areas and an on-site gym. The space is available on flexible lease terms, providing an efficient and ready-to-occupy solution with minimal initial setup required.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,145	199.28	Available
Suite - A	382	35.49	Available
Suite - A2	153	14.21	Available
Suite - B	153	14.21	Available
Suite - D	427	39.67	Available
Suite - E	360	33.45	Available
Suite - F	134	12.45	Available
Suite - G	423	39.30	Available
Suite - J	808	75.07	Available
Suite - K	138	12.82	Available
Suite - L	199	18.49	Available
Suite - M	530	49.24	Available
Total	5,852	543.68	



Viewing & Further Information



Tom Newstead
07538680333
tomnewstead@cartertowler.co.uk



James Jackson
07920 812275
jamesjackson@cartertowler.co.uk



Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk