



United House

170 Elland Road, Leeds, LS11 8BU

Income Producing "HQ" Style Office Building With Parking Situated Within Attractive Landscaped Grounds

9,765 sq ft
(907.20 sq m)

- Suitable For Investors & Owner Occupiers
- Accessible Location (Adjacent to M621)
- Generous On Site Car Parking
- Secure, Gated Site
- Modern Office Specification
- Fitted Meeting Rooms, Gym & Breakout Space

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Summary

Available Size	9,765 sq ft
Price	£1,450,000
Business Rates	Please contact the local rating authority
Car Parking	United House benefits from 45 on-site car parking spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

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 is a substantial, modern office building situated within a secure gated site benefitting from landscaped grounds and a generous on site car parking provision.

The building provides high-quality office accommodation over ground and first floors and benefits from a strong amenity provision including a staffed reception, bookable meeting rooms, kitchen facilities, breakout areas and an on-site gym.

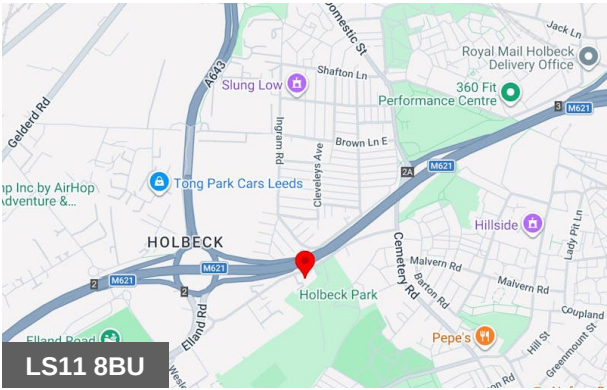
Additionally, the building benefits from a generous 45 on-site car parking spaces situated within attractive landscaped grounds.

Tenancy Information

United House is currently let in it's entirety to Worx Offices UK Limited until 1st January 2028 at a passing rent of £138,000 per annum, however, may be available for owner occupation sooner. Please contact the selling agents for further information.

Price

Offers in the region of £1,450,000 are invited to purchase the freehold interest in United House.



Viewing & Further Information



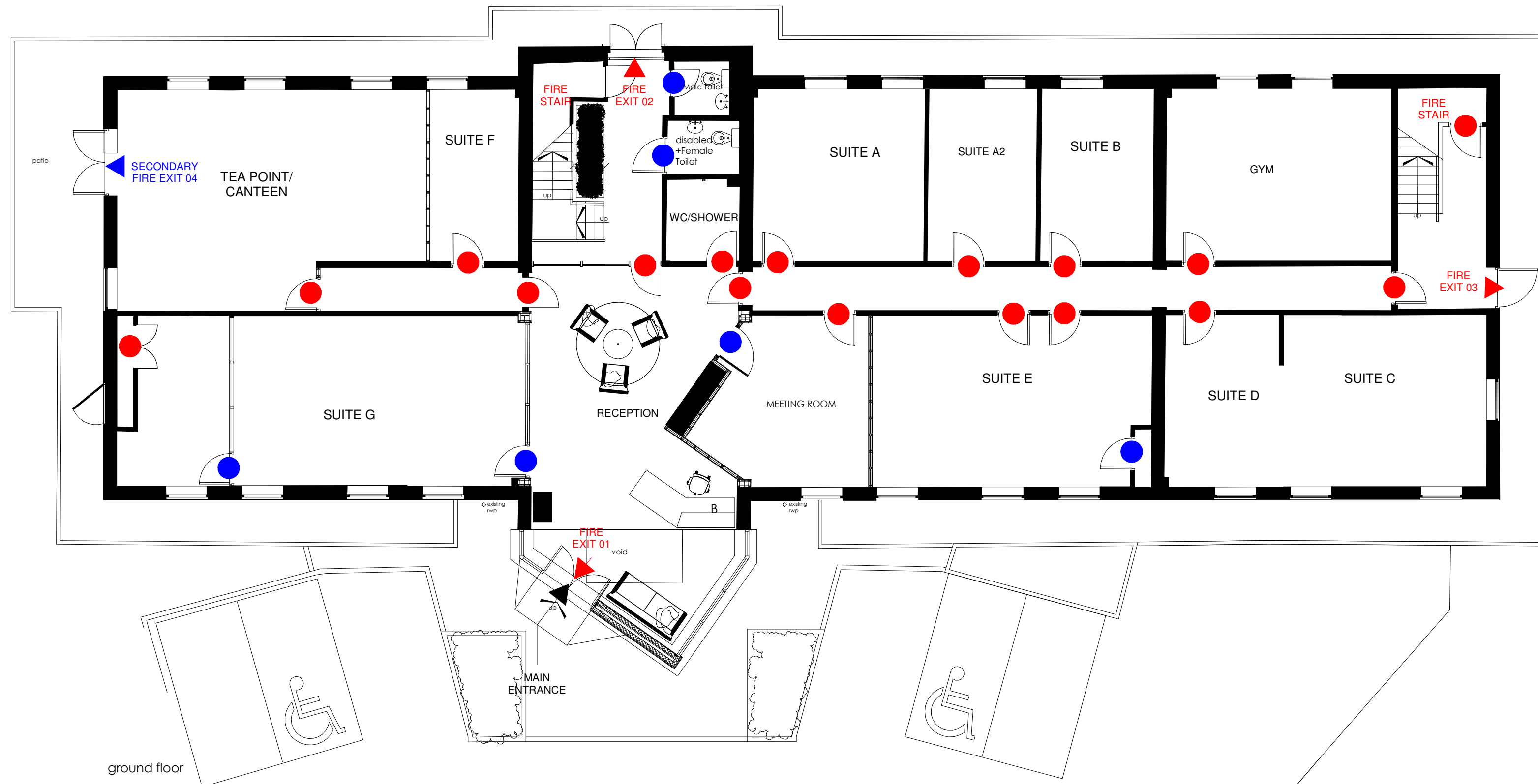
James Jackson
07920 812275
jamesjackson@cartertowler.co.uk



Tom Newstead
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tomnewstead@cartertowler.co.uk



Clem McDowell
07432 013246
clemmcdowell@cartertowler.co.uk



Ground Floor PLAN.
1 : 100

KEY

FIRE DOOR

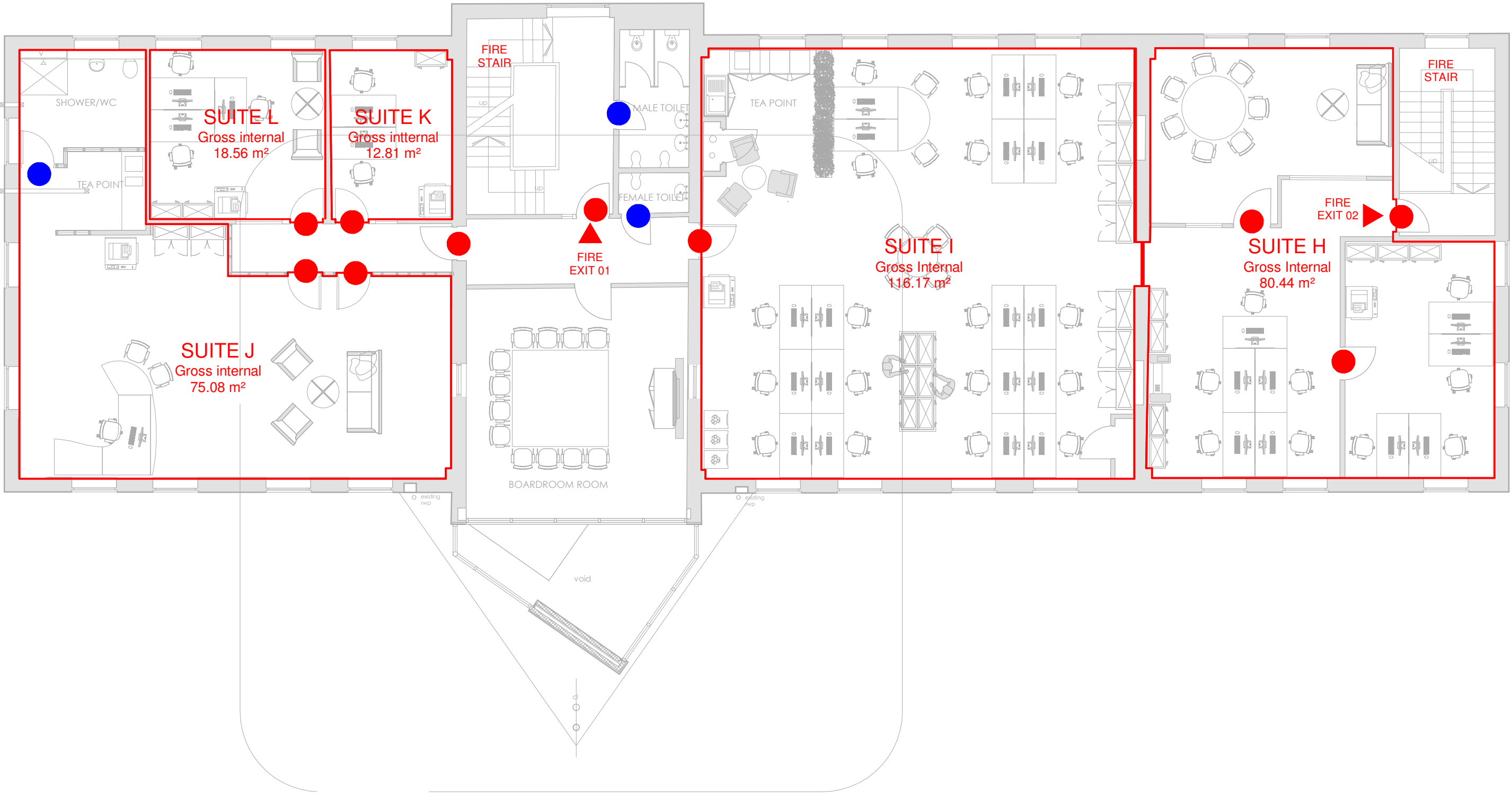
NON FIRE DOOR

1	New wall added seperating SUITE A and A2	HA	25/04/23
REV	DESCRIPTION	BY	DATE
 PRIESTLEY HOMES			
Priestley Homes Priestley House, Elland Road, Leeds, LS11 8BU Tel: 0113 323 4250 E-mail: info@priestleyhomes.co.uk			
Client Priestley Homes			
Project Priestley House (Shepherd House), Elland Road, Leeds			
Title GROUND FLOOR PLAN FIRE/NON FIRE DOORS			
Date 05/08/18		Scale As indicated	
Drawn DKP		Sheet Size A2	
Email info@priestleyhomes.co.uk			
Issue for information			
Project Ref. 1531		Drawing No. H/S 02	
		Revision 1	

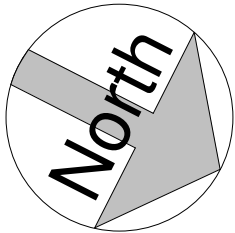
KEY

FIRE DOOR

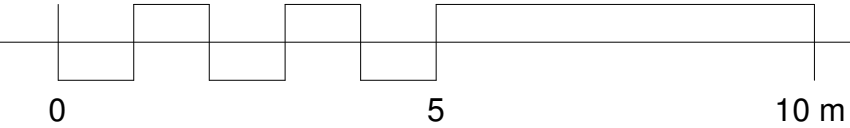
NON FIRE DOOR



First Floor Plan
1 : 100



Scale 1:100



REV	DESCRIPTION	BY	DATE
PRIESTLEY HOMES Priestley Homes Priestley House, Elland Road, Leeds, LS11 8BU Tel: 0113 323 4250 E-mail: info@priestleyhomes.co.uk			
Client Priestley Homes			
Project Priestley House (Shepherd House), Elland Road, Leeds			
Title FIRST FLOOR FIRE/NON FIRE DOORS			
Date	29.05.2018	Scale	As indicated
Drawn	DKP	Email	info@priestleyhomes.co.uk
Issue for information			
Project Ref.	1531	Drawing No.	H/S 03
		Sheet Size	A2
		Revision	