

## Grade II Listed Office/ Studio

1,029 SQ FT (95.6 SQ M)

.....

- Period features
- Canalside location
- Walking distance to Leeds Station
- On site allocated car parking
- LED lighting
- 24 hour monitored CCTV on site
- Electric security shutter



**TO LET**

**Suite C4  
Roundhouse Business Park  
Leeds LS12 1AH**

**£14,920 + VAT  
per annum**

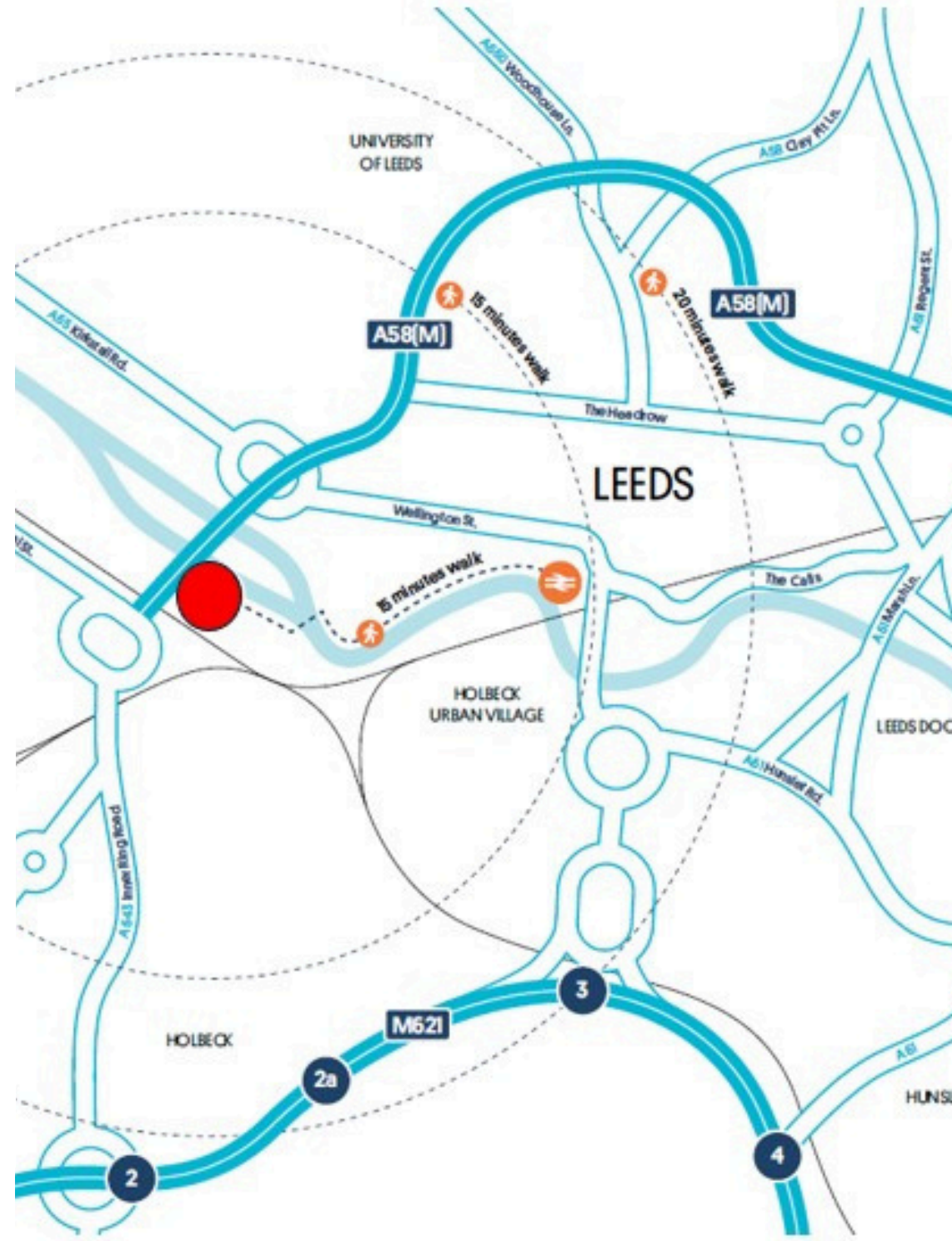
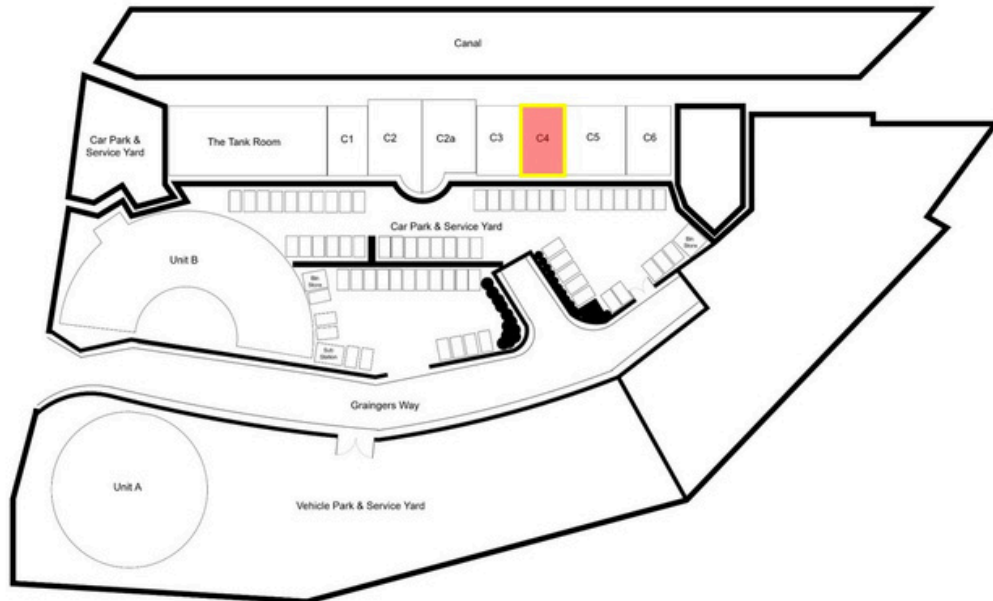


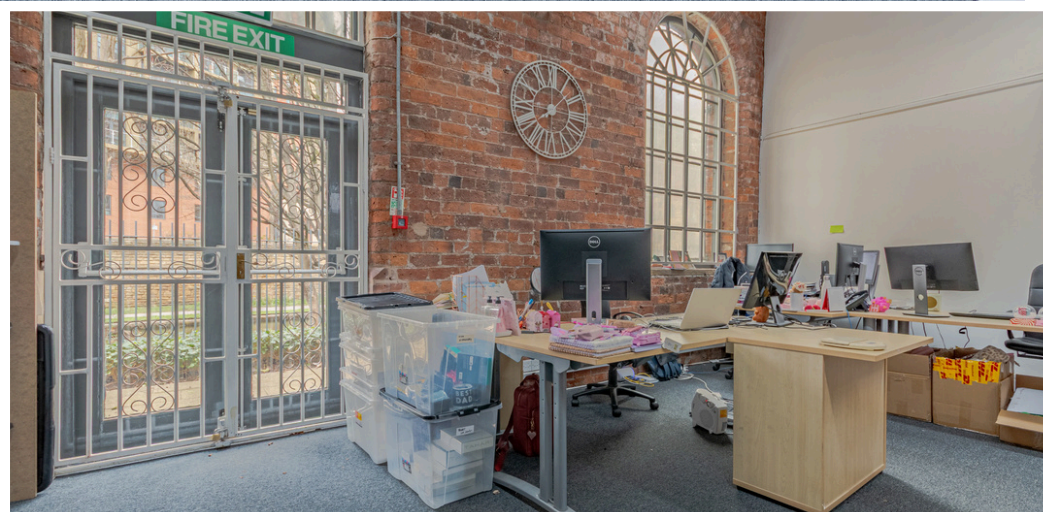
[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)  
0113 239 5770 (Ext 2)

# LOCATION

The subject property is located within the Roundhouse Business Park fronting the A58(M) Leeds inner ring road, which in turn provides access to junction 2 of the M621 and the region's motorway network and beyond.

The property is within easy reach of the city centre and Leeds railway station and provides immediate access to the Leeds-Liverpool canal towpath.





## DESCRIPTION

Suite C4 forms part of the Canalside Building, a former railway repair shop. The property is set within a single storey terrace that runs in parallel to the River Aire and possesses an attractive red brick construction, with hipped slate roof and benefits from leafy landscaped grounds. The Canalside building provides a unique opportunity for occupiers to enjoy a characterful property positioned in a business park setting and in very close proximity to Leeds City Centre.

Internally the suite is a large open plan space with WC and kitchenette facilities

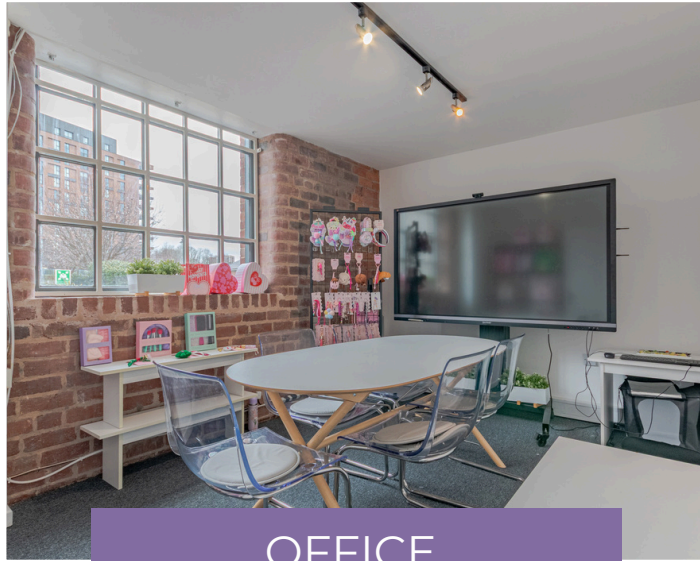
The property benefits from characterful period features such as large round-arched windows and exposed ceiling timber joists.

Suite C4 offers a specification including:

- Air conditioning.
- Perimeter trunking
- WC and Kitchen Facilities.
- 3 Allocated car parking spaces.
- Security alarm system.
- Electric security shutter.



EXTERIOR



OFFICE



ACCESSIBLE WC FACILITIES

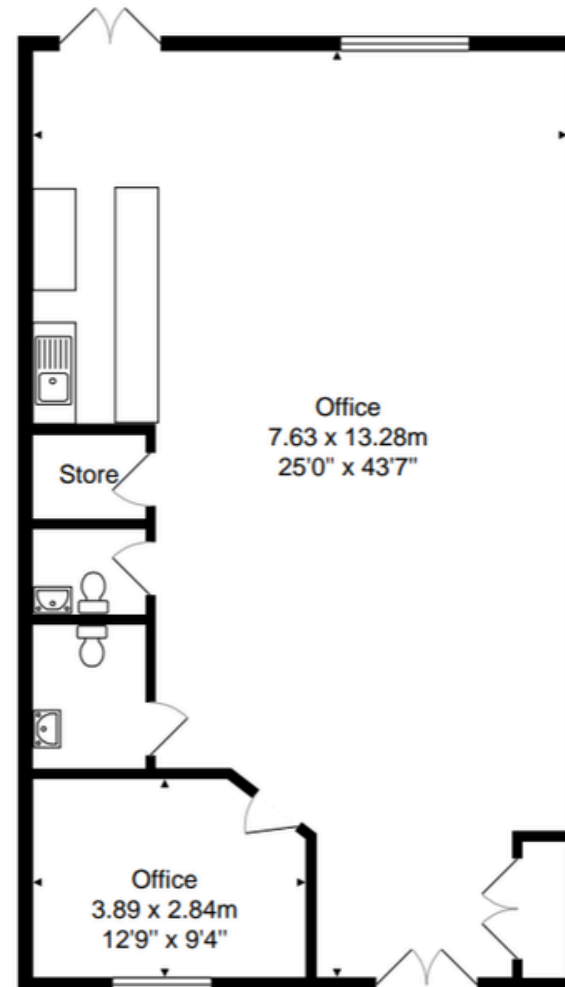


KITCHEN

# ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
<b>Ground Floor</b>	1,029	95.6





## EPC

The property currently benefits from an EPC rating of E-116.

## VAT

VAT is applicable at the property.

## LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £14,920 + VAT per annum.

## SERVICE CHARGE

A service charge is raised in relation to the costs of the maintenance and landscaping of the estate.

## RATEABLE VALUE

The rateable value for the subject property is £13,750.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Adair Paxton and any joint agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Adair Paxton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Adair Paxton nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Adair Paxton, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) No person employed by Adair Paxton has any authority to make or give any representation or warranty in relation to this property. (5) VAT: The VAT position relating to the property may change without notice. (6) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Adair Paxton may be required to establish the identity and source of funds of all parties to property transactions. The date of this publication is April 2026.

# FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



**Will Tomlin**

[will.tomlin@adairpaxton.co.uk](mailto:will.tomlin@adairpaxton.co.uk)

0113 239 5776



**Dan Moore**

[dan.moore@adairpaxton.co.uk](mailto:dan.moore@adairpaxton.co.uk)

0113 239 5778

.....  
**For all other commercial enquiries:**

[commercial@adairpaxton.co.uk](mailto:commercial@adairpaxton.co.uk)

[www.adairpaxton.co.uk](http://www.adairpaxton.co.uk)

0113 239 5770

**Adair Paxton** EST 1859  
Property Specialists ■ ■ ■ ■