

The logo for 'radius.' is displayed in white text on a dark teal background. A thin yellow arc is positioned above the 'i' in 'radius.'

radius.

The text 'TO LET' is written in a large, bold, dark blue font. It is positioned on the left side of the image, partially overlapping a large, semi-transparent olive green circle.

TO LET

The text 'Space ready & available' is written in a white, sans-serif font. It is positioned on the left side of the image, partially overlapping the same large, semi-transparent olive green circle.

Space ready
& available



Junction 1 M621



150 – 21,629 sq ft



On-site parking

One City West, Leeds, LS12 6NJ

SENECA

FLEX



Viewings & Enquiries: 0800 012 9088



Description

Unmissable location, effortless connections: Radius, Leeds puts you at the heart of the action, with immediate access to the outer ring road, M621 motorway, and vibrant city centre (just 1.5miles!). Situated within minutes of the Junction 1 Retail Park and White Rose shopping centre.

Ditch the one-size-fits-all approach. At Radius Leeds, we offer a variety of office sizes and layouts to perfectly suit your needs. From independent offices to collaborative spaces that seat over 100, we have the ideal environment for your team. Our in-house design team will work their magic, crafting a space that reflects your brand and fuels productivity. We even provide the furniture – your dream office awaits! Contact us today and let's discuss how we can create your perfect workspace.

Accommodation

The offices have been measured to have the following approximate net internal floor area:

Floor	Suites	Workstations
Ground	From 100-10,000 sq ft	1-100+
First	From 100-10,000 sq ft	1-100+
Second	From 100-10,000 sq ft	1-100+



Specification

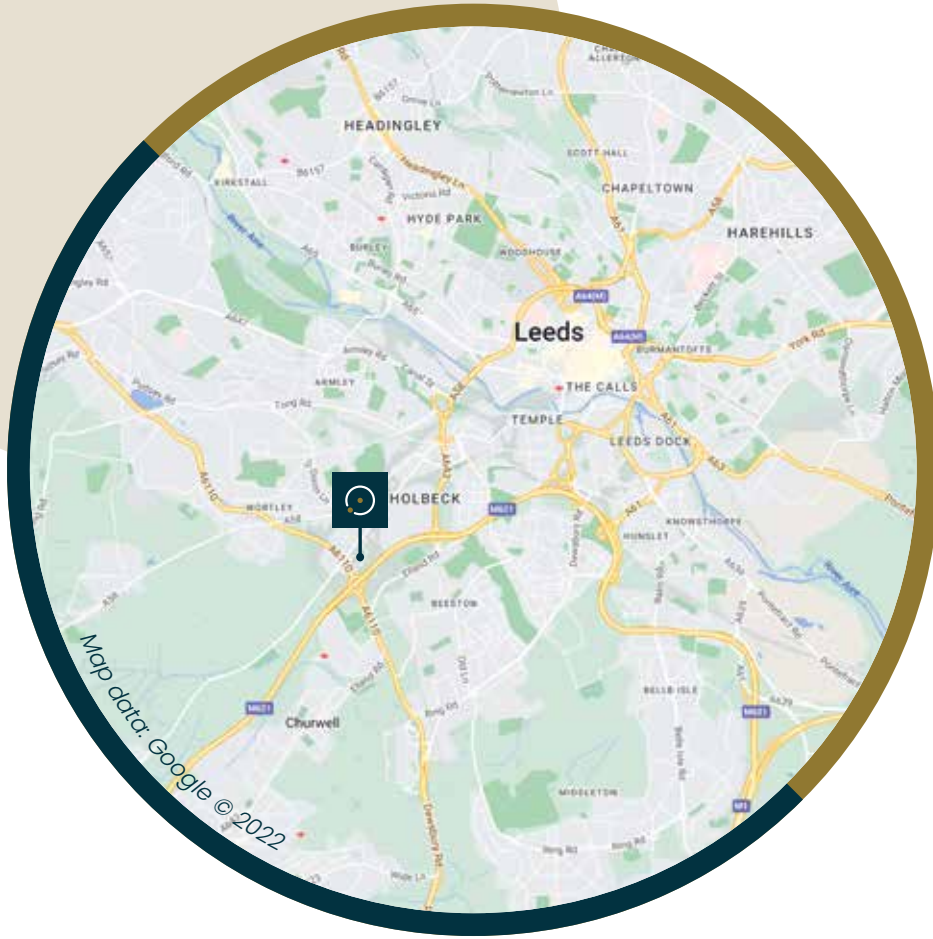


-  24-hour security monitoring
-  Superfast broadband
-  Energy efficient climate control system
-  Lift access
-  Fully staffed reception area
-  Unrivalled transport connectivity
-  Fully DDA compliant throughout
-  Executive business lounge
-  Stunning bathrooms and kitchens
-  Formal & informal meeting spaces
-  Secure cycle storage
-  On-site parking
-  Electric vehicle charging points





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Location

Radius is in a prime location within half a mile of Junction 1 of the M621 motorway and 1.5 miles of Leeds city centre respectively. Junction 1 Retail Park and White Rose shopping centre which provide a plethora of amenities, including Aldi, B&Q and M&S are both within a few minutes' drive of the property.



10 mins to
Leeds City Centre



25 mins to
Leeds Bradford Airport



60 mins to
Manchester



2 hrs 15 mins to
London

- **City Centre**
🚗 10 mins
- **White Rose Shopping Centre**
🚗 5 mins
- **Retail Park**
🚗 3 mins
🚶 5 mins
- **Bradford**
🚗 20 mins
- **Huddersfield**
🚗 40 mins
- **Sheffield**
🚗 50 mins
- **Manchester**
🚗 60 mins



LEEDS

JUMP INC

MERCEDES-BENZ

DPD LOCAL

RING ROAD

radius.

M621

ELLAND ROAD

PREMIER INN

BRADFORD

M621



M621

JI RETAIL PARK

RING ROAD

HUDDERSFIELD

WHITE ROSE TRAIN STATION: 10 MINS

SHEFFIELD

COTTINGLEY

Further Information

Terms

The offices are available to let either as a whole or on a floor by floor basis by way of new effective FRI leases for a term to be agreed. Rent upon application.

EPC

The property has been assessed to have an EPC rating of B. A full copy of the certificate is available upon request.

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Viewing & Enquiries

Strictly by appointment



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0800 012 9088

Subject to Contract

Radius is owned and managed by Seneca Flex.



radius.



Owned and managed by



Contact: Paul Fitzsimmons
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