



To Let

Radius, One City West, Leeds LS12 6NJ

High quality serviced office accommodation with close motorway links.

BARKER

PROPERTY CONSULTANTS

www.barkerproperty.uk

Summary

- High quality serviced office accommodation in West Leeds.
- 24hr access available.
- Remodelled kitchen and bathroom facilities.
- 1,000 sq. ft business lounge.
- 24/7 CCTV in operation.
- Fully DDA compliant.
- Close access to M621 towards M62 and M1 motorways.
- Breakout areas with wellbeing benefits.
- On site car parking and electric vehicle charging points available.

Location & Situation

Radius One City West is located approximately 2.5 miles South West of Leeds city centre and is situated along The Boulevard just off Gelderd Road in close proximity to Junction 1 of the M621 motorway.

The surrounding area has occupiers including Porsche and BMW dealerships as well as Leeds United football ground close by. Radius is strategically positioned to provide access to Leeds' main road links including the M62 towards Manchester as well as the M1 to both the north and south.

Description

Radius One City West offers highly modern office accommodation with impressive kitchen and breakout facilities including a 1,000 sq. ft business lounge area.

Radius is fully DDA compliant and has new energy efficient A/c system with the removal of old gas heating consumption to zero. Additionally, Radius offers both formal and informal breakout areas with significant wellbeing benefits in mind.

Radius offers space to a wide variety of businesses from start-ups through to multi-nationals. There is on site parking with electric charging points available.





Accommodation

The availability can vary and it is encouraged interested parties make contact to discuss current suites available.

Services

We understand electricity, water and drainage are connected and are included within the service charge.

Planning

We understand the entire building benefits from use class E.

Business Rates/Council Tax

Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

We understand the entire accommodation has an EPC rating of "A".

VAT

We understand VAT is payable at the prevailing rate.

Terms

Radius One City West offers flexible terms to suit a wide variety of requirements.

For further details on current availability and to request more information please get in touch.

Contact: Jonathan Barker

T: 0113 830 0799

M: 07432 534668

E: jonathan@barkerproperty.uk

BARKER
PROPERTY CONSULTANTS
www.barkerproperty.uk