

TO LET
COMPREHENSIVELY REFURBISHED, FLEXIBLE FITTED OFFICE &
WORKSHOP ACCOMMODATION – SUITABLE FOR A VARIETY OF USES
PHOTON HOUSE, ARMLEY, LEEDS LS12 1EL

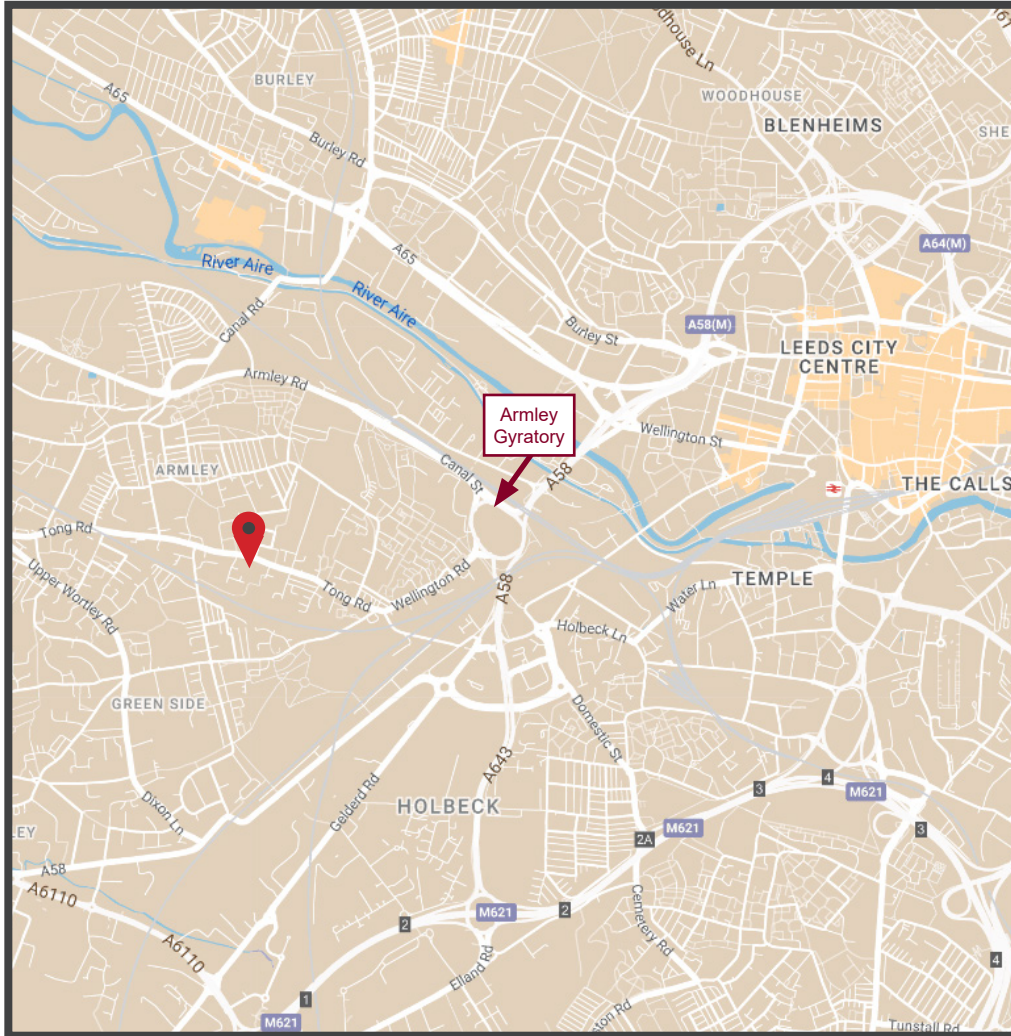
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0113 243 1133

www.fljtd.co.uk



- ◇ 4–25x desk furnished office suites with desks and task chairs provided
- ◇ 624ft² of workshop accommodation
- ◇ Refurbished, high quality communal kitchens and breakout space
- ◇ Modernised ground floor reception
- ◇ Bookable meeting rooms
- ◇ Flexible contracts available at an all inclusive monthly cost
- ◇ Generous on site car parking
- ◇ 5-minute drive to Leeds city centre



Location

- Photon House is positioned off Tong Road, just a short 5-minute drive from Leeds City Centre
- Easily accessible, with excellent links to the motorways.
- The building is close to local amenities in the form of convenience stores and pubs / bars.
- There is an Aldi store 4 minutes' drive to the west, or Lidl and B&M are 5 minutes away on Armley Road.



LOCATION

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LOCATION

OFFICES

WORKSHOPS

ACCOMMODATION

FLOOR PLAN - GROUND

FLOOR PLAN - FIRST

TERMS

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F21



F17



Offices at Photon House

Photon House has been comprehensively refurbished and now provides ready-to-go office suites from 4–25 desks.

Office Suite Specification

- Furnished suites with desking and task chairs
- LED lighting
- Air Conditioning
- Raised access floor
- Bookable meeting rooms
- Collaborative breakout spaces
- Modern reception
- Shared kitchen facilities
- Shower facilities
- Bike storage
- Generous on-site car parking
- Available on a simple all-inclusive monthly cost

PROPERTY DETAILS

PHOTON HOUSE, ARMLEY, LEEDS, LS12 1EL

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Workshops at Photon House

Photon House Workshops provide ready to go secure units, for a variety of uses including storage.

Workshop Specification

- LED lighting
- Roller Shutter
- Durable floor finish
- Direct access into the car park
- Ancillary office accommodation
- Air conditioning



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Accommodation

The accommodation currently available is as follows:

OFFICES		
Floor	No.	Desks
Ground	G13	6
First	F7	4

ACCOMMODATION

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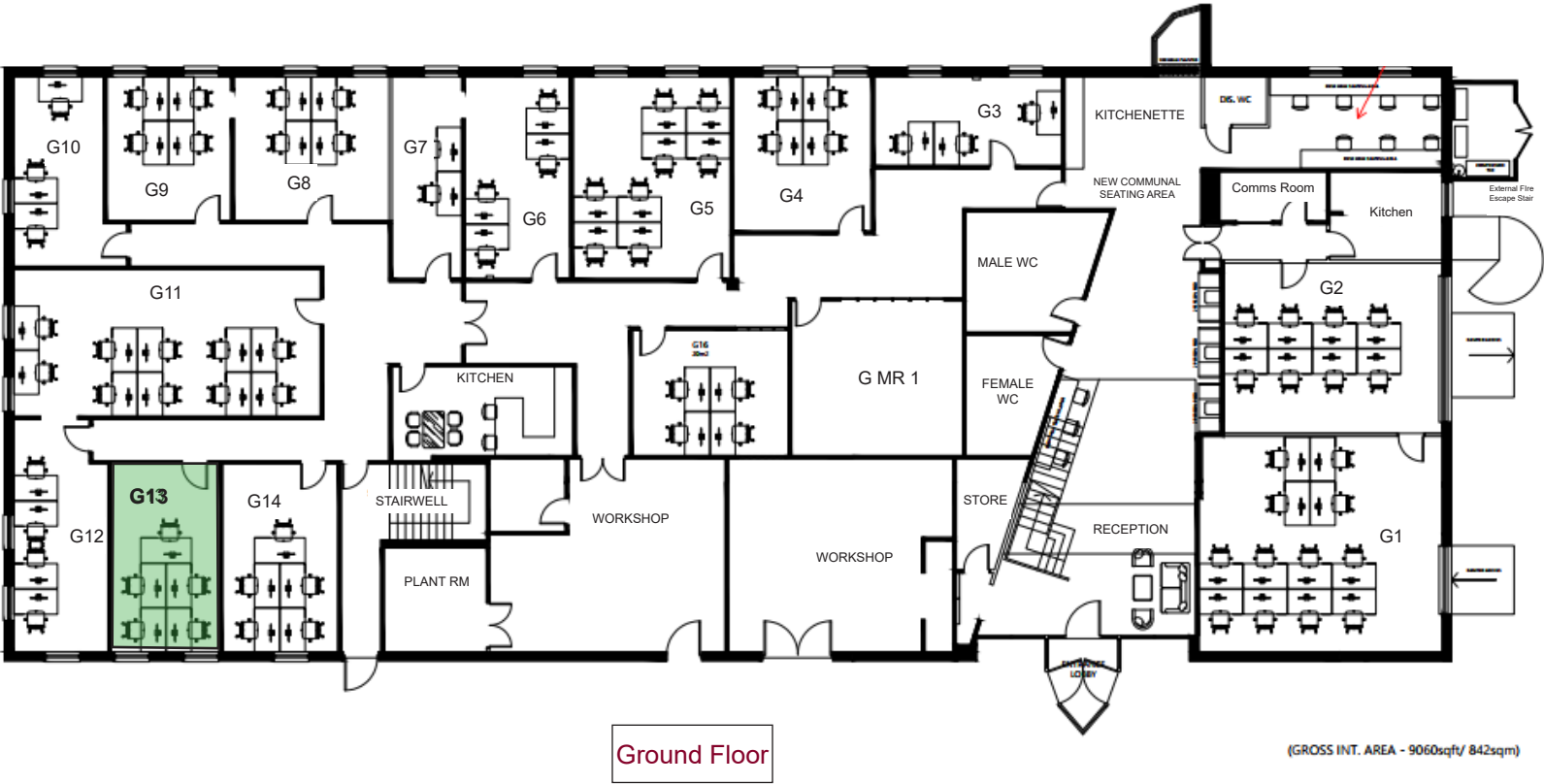
FLOOR PLAN - GROUND

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Proposed Ground Floor Plan



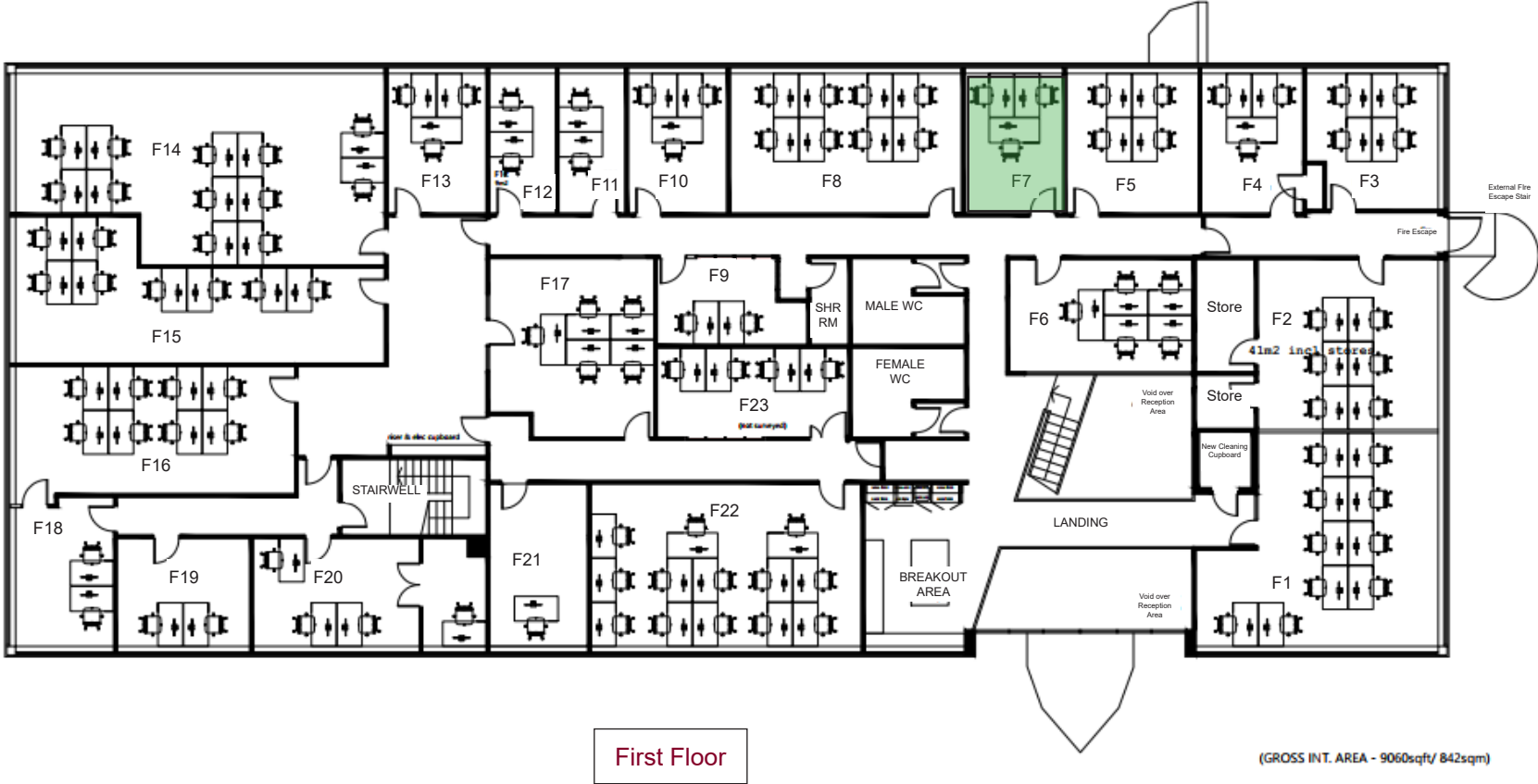
FLOOR PLANS

PHOTON HOUSE, ARMLEY, LEEDS, LS12 1EL

- LOCATION
- OFFICES
- WORKSHOPS
- ACCOMMODATION
- FLOOR PLAN - GROUND
- FLOOR PLAN - FIRST
- TERMS



Proposed First Floor Plan



FLOOR PLANS

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FLOOR PLAN - GROUND

FLOOR PLAN - FIRST

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Viewing & further information

Please contact the sole letting agents:

Nick Salkeld

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Harry Finney

Harry.Finney@fljltd.co.uk

Bethan McMurrough

Bethan.McMurrough.co.uk



Provided by
Mayfair Group Investment



Terms

The workspaces are available at a monthly rent on an all-inclusive basis

Rent:

Simple all-inclusive monthly cost

Further information available on application

EPC:

A copy of the certificate is available upon enquiry

VAT:

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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