



FITTED SUITES TO LET

450 – 5,800 SQ FT

element.

Lower Wortley, Leeds, LS12 6AB



element.

Element is a modern, fully refurbished 3 storey Grade A office building which is situated in a prominent position off the Ring Road, Lower Wortley.

[Fitted suite ready and available](#)

[Onsite parking](#)

[Business Lounge](#)

[1/2 mile from Junction 1 M621](#)

Availability

Sq Ft	Size	Desks
Ground Floor: G3	755 sq ft	8-10
First Floor: F2	450 sq ft	8-10
First Floor: F4	990 sq ft	20
First Floor: F5	3,842 sq ft	44



Building Highlights



Generous on-site parking



Electric vehicle charging points



Formal & informal meeting spaces



Onsite business lounge



Outside seating area



Climate control system



Shower facilities



Cycle storage



Disabled WC on each floor



Double height reception



Full access raised floors



Suspended ceiling with LED lighting

First Floor: F5 *current plan*



 **3,842 sq ft**

 Open plan layout, 44 desks

 Plug and play

 16 onsite parking spaces available

 3 meeting rooms

 Breakout area

 Shared kitchen facilities





Location

Element, Ring Road, Leeds, LS12 6AB

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Local Amenities

- 1 White Rose Shopping Centre
- 2 Junction 1 Retail Park
- 3 Farnley Hall Park
- 4 Elland Road Stadium

Places to Eat

- 1 Starbucks Coffee
- 2 The Food Warehouse
- 3 Souvlaki Corner
- 4 Asda Supermarket
- 5 Burger King

Travel Times

-  3 minutes
drive to M621
-  10 minutes
drive to Leeds City Centre
-  25 minutes
drive to Leeds Bradford Airport
-  8 minutes
drive to Cottingley Station
-  10 minutes
drive to Leeds City Station





Reception

element.

Owned and managed by



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Viewings and Enquiries



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