

CANALSIDE BUILDINGS, ROUNDHOUSE BUSINESS PARK WELLINGTON ROAD GRAINGERS WAY

LEEDS, LS12 1AH



Sanderson
Weatherall

To Let - Self contained offices

TO LET

2,345 to 6,138 sq ft
£14.50 - £16.50 per sq ft



DESCRIPTION

The Canalside Buildings are situated within the established Roundhouse Business Park and provide self-contained and flexible office suites. The suites would suit a variety of commercial occupiers looking for characterful offices within a great location. The accommodation provides open plan accommodation with good natural light and generous on-site parking.

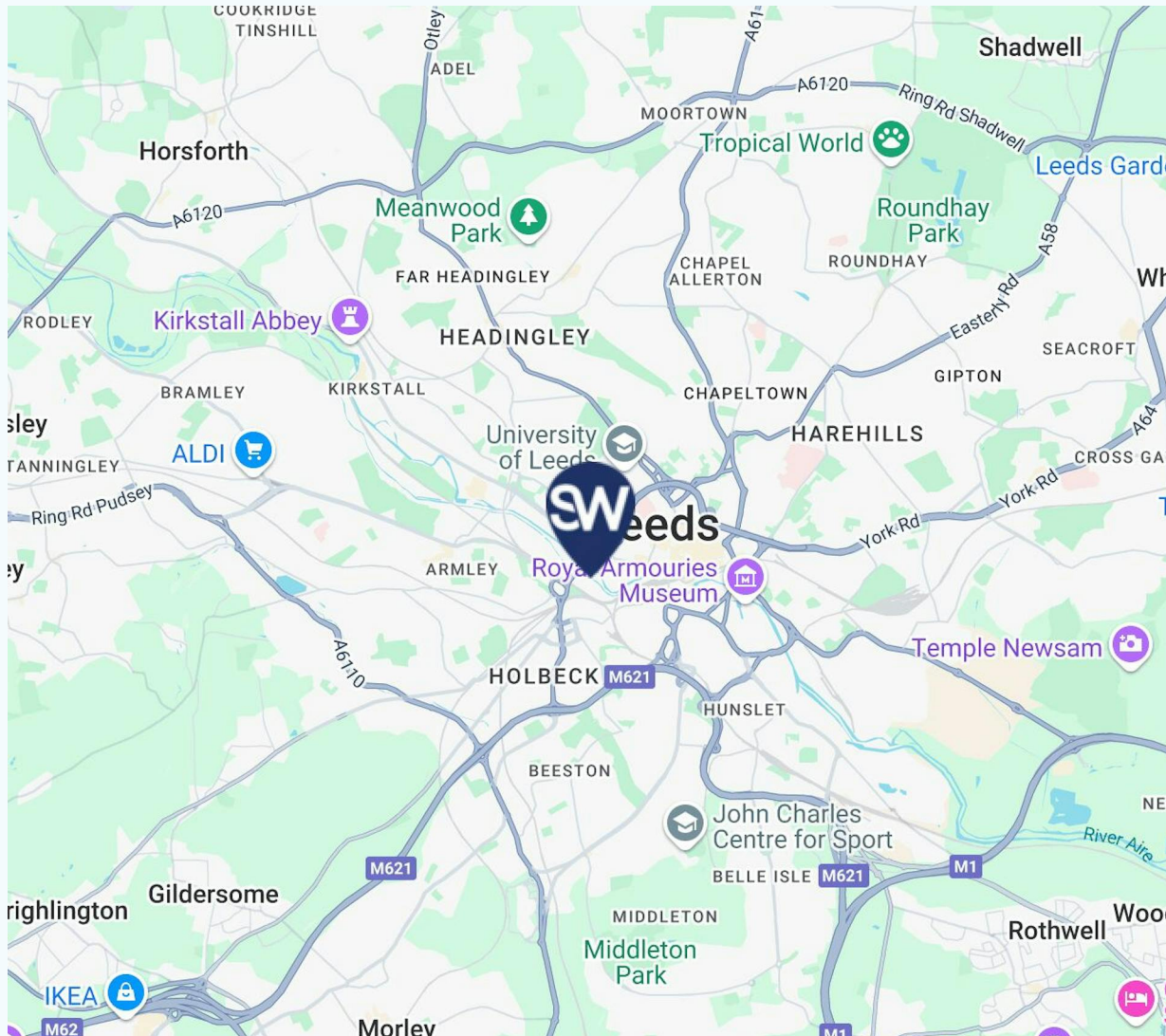
KEY FEATURES

- Self-contained office suites
- Grade II Listed
- Newly refurbished
- Generous car parking
- Canal side environment
- Excellent Location
- 5 minute walk to Leeds City Centre



LOCATION

2,345 to 6,138 sq ft
£14.50 - £16.50 per sq ft **SW**



Roundhouse Business Park fronting the A58(M) Inner Ring Road which in turn provides access to Junction 2 M621 and the region's motorway network beyond.

Leeds City Centre is only a short distance to the east and the West End and Holbeck are easily accessible on foot via the canal towpath. Leeds Railway Station is 15 minutes walk along the canal or a short car drive away and amenities are a stones throw away on Wellington Street.

GALLERY

2,345 to 6,138 sq ft
£14.50 - £16.50 per sq ft



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ACCOMMODATION

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Name	sq ft	sq m	Availability
Unit - C2 - Canalside	2,345	217.86	Available
Unit - C6	1,799	167.13	Under Offer
Unit - C5	1,994	185.25	Available
Total	6,138	570.24	

MORE DETAILS

2,345 to 6,138 sq ft
£14.50 - £16.50 per sq ft



RENT

£14.50 - £16.50 per sq ft

BUSINESS RATES

Rates Payable: £7.65 per sq ft approx.

AVAILABILITY

Available Immediately

SERVICE CHARGE

£3 per sq ft

EPC

EPC exempt - Listed building

LEASE

New Lease

ADDITIONAL INFORMATION

- [View Website](#)
- [Data Room](#)

For further information or to arrange a viewing please contact



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