



Madeley House

John Charles Way, Leeds, LS12 6QA

For Sale - High Quality, Self-Contained Office Building With Great Parking Ratios

3,865 sq ft
(359.07 sq m)

- Modern specification
- Available with full vacant possession
- Ample on-site car parking
- Self contained
- Well located just off Gelderd Road
- Fitted meeting rooms

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Summary

Available Size	3,865 sq ft
Price	£475,000
Rates Payable	£4.86 per sq ft Based on the 2026 valuation.
Rateable Value	£43,500
Service Charge	N/A
Car Parking	17 car parking spaces are available with the unit.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Madeley House occupies a prominent position within Gelderd Business Park, one of Leeds' most established commercial locations. Situated on Gelderd Road (A62), approximately 2 miles south west of Leeds City Centre, the property benefits from excellent connectivity to the regional and national motorway network.

Junction 1 of the M621 is within close proximity, providing direct links to the M62 and M1 motorways and convenient access across Yorkshire, the North West, the Midlands and beyond. Leeds City Centre is readily accessible by both road and public transport, while Leeds Railway Station offers regular services to key UK destinations including London, Manchester, Birmingham and Edinburgh. The nearby White Rose Shopping Centre and a wide range of retail, leisure and amenity facilities further enhance the location.

Description

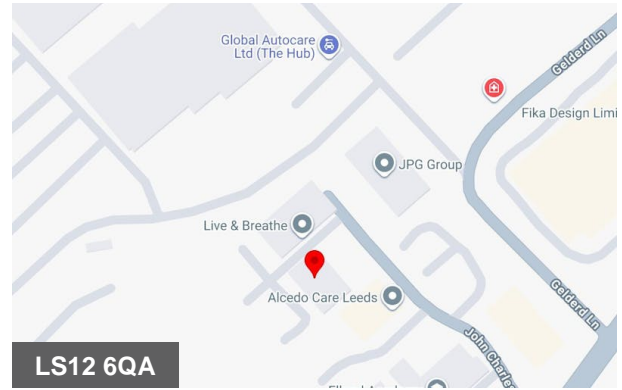
Madeley House is an attractive, self-contained detached two storey office building constructed in attractive facing brickwork under a pitched, tiled roof and provides high quality office accommodation on ground and first floors. The specification of the building comprises the following: -

- Air Conditioning
- LED Lighting
- Privately partitioned meeting rooms
- W/Cs
- Kitchen Facilities
- Full access raised floors
- Gas fired central heating
- New carpets and wall decorations

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,865	359.07	Available
Total	3,865	359.07	



Viewing & Further Information



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