



United House

170 Elland Road, Leeds, LS11 8BU

Income Producing "HQ" Style Office Building With Parking Situated Within Attractive Landscaped Grounds

9,765 sq ft
(907.20 sq m)

- Suitable For Investors & Owner Occupiers
- Accessible Location (Adjacent to M621)
- Generous On Site Car Parking
- Secure, Gated Site
- Modern Office Specification
- Fitted Meeting Rooms, Gym & Breakout Space

United House, 170 Elland Road, Leeds, LS11 8BU

Summary

Available Size	9,765 sq ft
Price	£1,450,000
Business Rates	Please contact the local rating authority
Car Parking	United House benefits from 45 on-site car parking spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

United House occupies a prominent position fronting Elland Road, approximately 2 miles south-west of Leeds City Centre. The property benefits from excellent connectivity, with immediate access to Junction 1 of the M621 motorway, providing direct links to the wider regional motorway network including the M1 and M62.

Description

United House currently provides high-quality office accommodation over the ground and first floors.

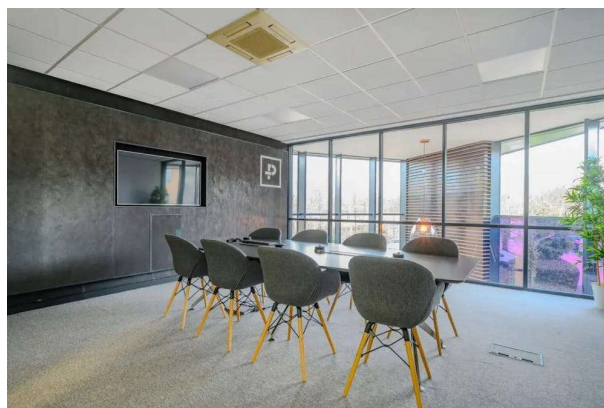
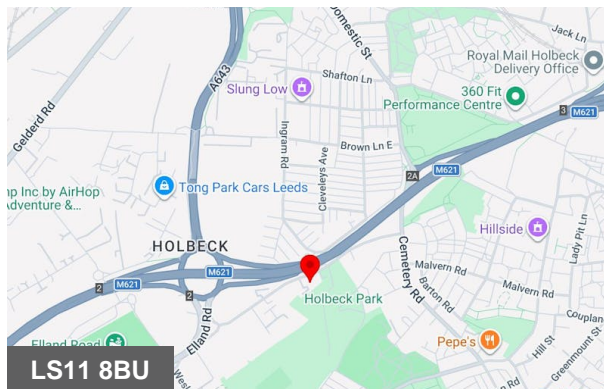
The building benefits from a strong amenity provision including a staffed reception, bookable meeting rooms, breakout areas and an on-site gym. Additionally, the building benefits from a generous 45 on-site car parking spaces situated within attractive landscaped grounds.

Tenancy Information

United House is currently let in its entirety to Worx Offices UK Limited until 1st January 2028 at a passing rent of £138,000 per annum, however, may be available for owner occupation sooner. Please contact the selling agents for further information.

Price

Offers in the region of £1,450,000 are invited to purchase the freehold interest in United House.



Viewing & Further Information



James Jackson

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Tom Newstead

07538680333

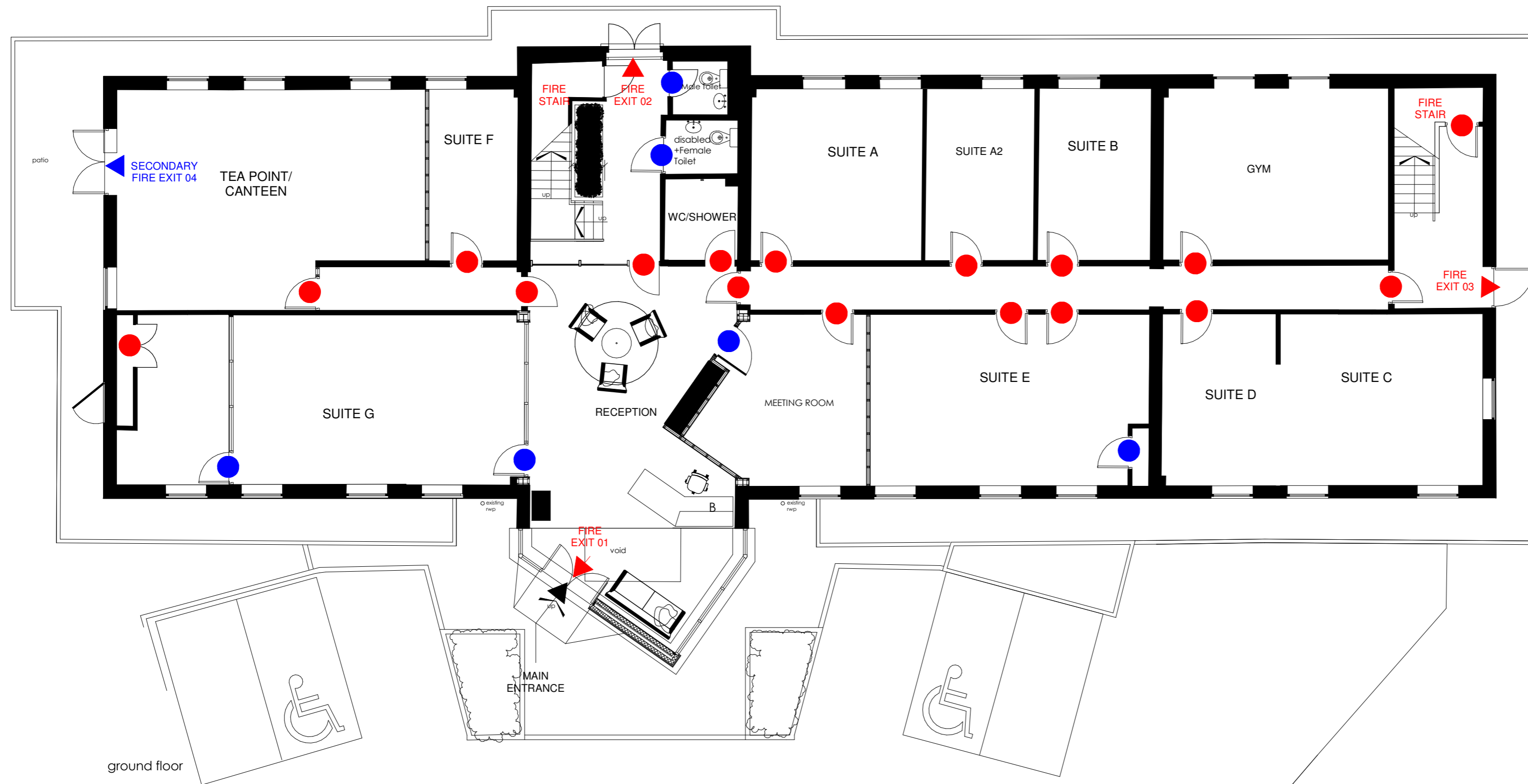
tomnewstead@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk



KEY	
●	FIRE DOOR
●	NON FIRE DOOR

REV	DESCRIPTION	BY	DATE
1	New wall added seperating SUITE A and A2	HA	25/04/23



Priestley Homes

Priestley House, Elland Road, Leeds, LS11 8BU
Tel: 0113 323 4250

E-mail: info@priestleyhomes.co.uk

Client
Priestley Homes

Project
Priestley House (Shepherd House), Elland Road, Leeds

Title
GROUND FLOOR PLAN FIRE/NON FIRE DOORS

Date 05/08/18 Scale As indicated Sheet Size A2

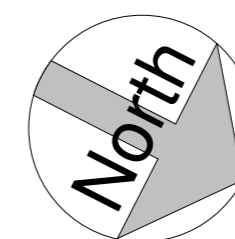
Drawn DKP Email info@priestleyhomes.co.uk

Issue
for information

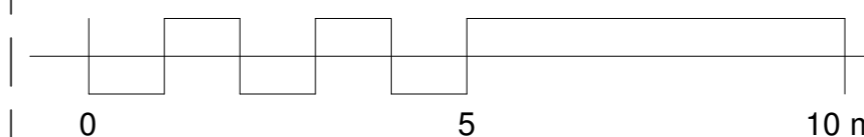
Project Ref. 1531	Drawing No. H/S 02	Revision 1
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Ground Floor PLAN.

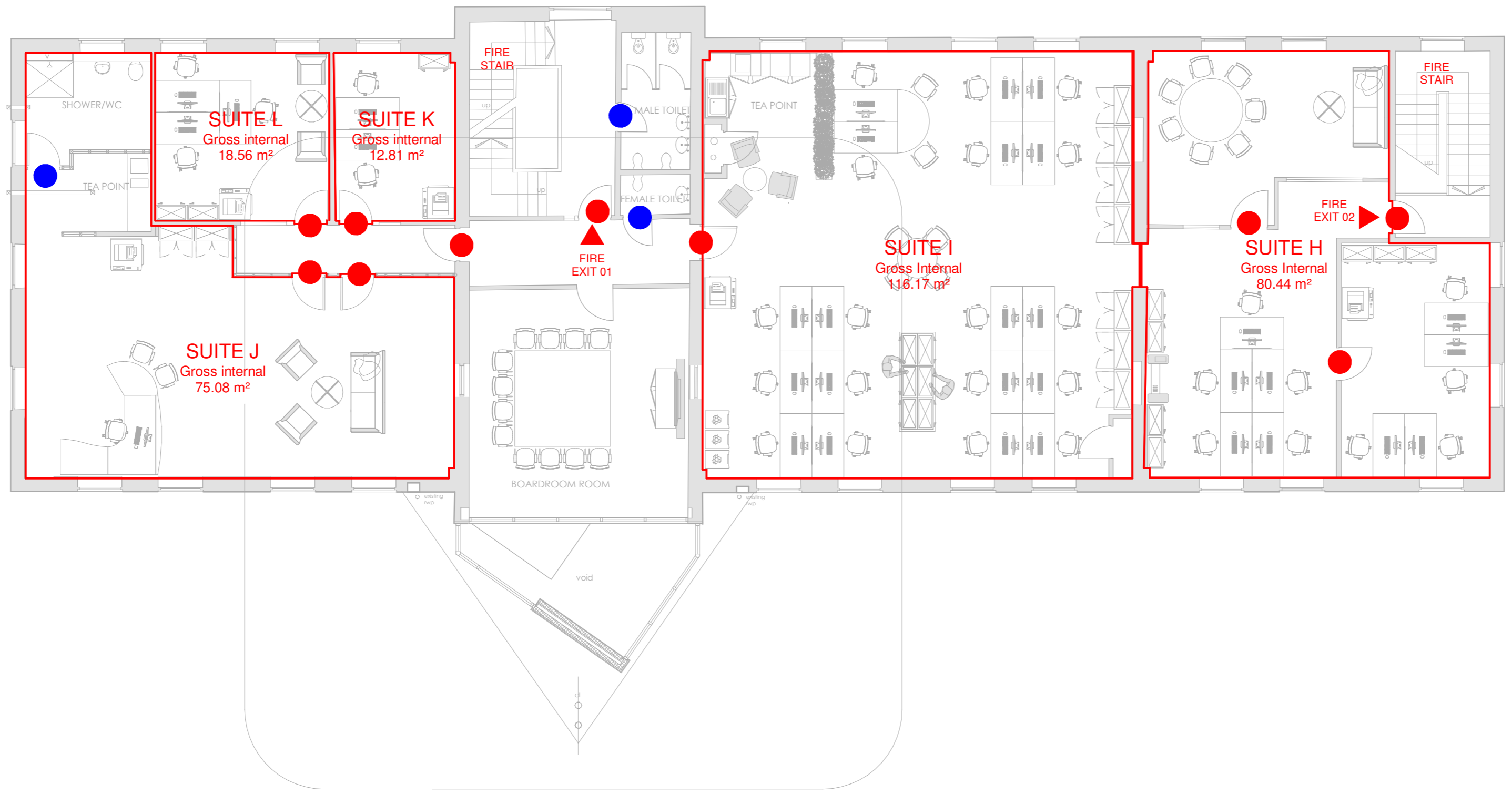
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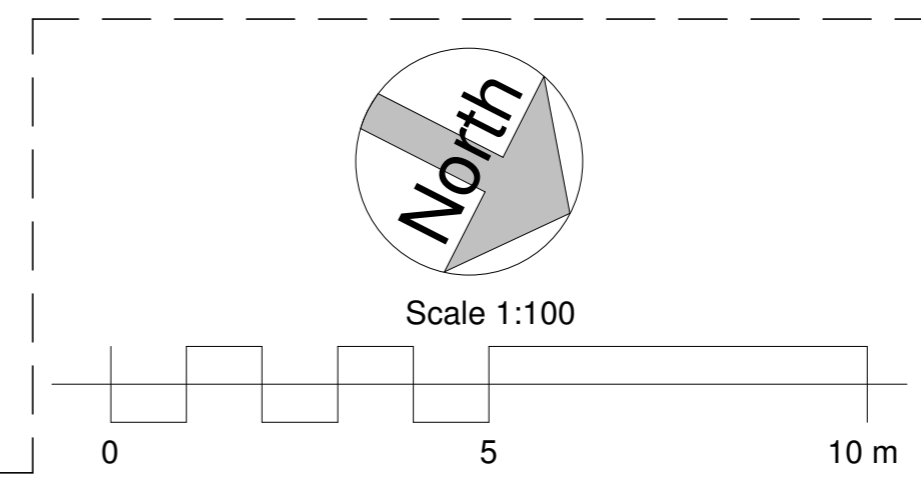
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KEY	
	FIRE DOOR
	NON FIRE DOOR



First Floor Plan
1 : 100



REV	DESCRIPTION	BY	DATE



Priestley Homes
 Priestley House, Elland Road, Leeds, LS11 8BU
 Tel: 0113 323 4250
 E-mail: info@priestleyhomes.co.uk

Client
Priestley Homes

Project
Priestley House (Shepherd House), Elland Road, Leeds

Title
FIRST FLOOR FIRE/NON FIRE DOORS

Date 29.05.2018 Scale As indicated Sheet Size A2

Drawn DKP Email info@priestleyhomes.co.uk

Issue
for information

Project Ref. 1531	Drawing No. H/S 03	Revision
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