



element.

Lower Wortley, Leeds, LS12 6AB

TO LET

Available from
Q3 2022



1/2 mile from
Junction 1 M621



6,913 - 21,629 sq ft



84 on-site
parking spaces

Comprehensively refurbished headquarter offices with parking



Description

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.







Accommodation

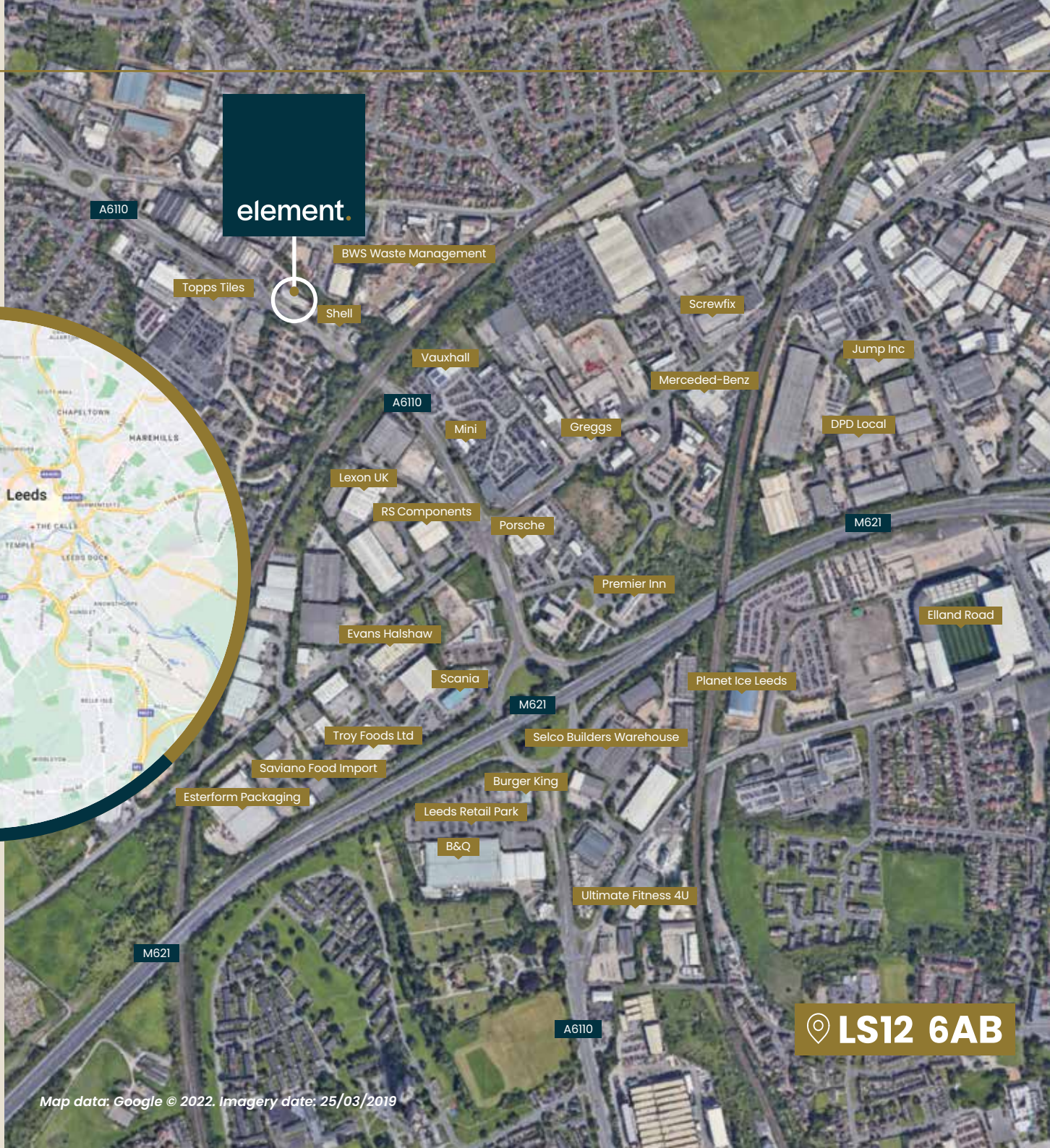
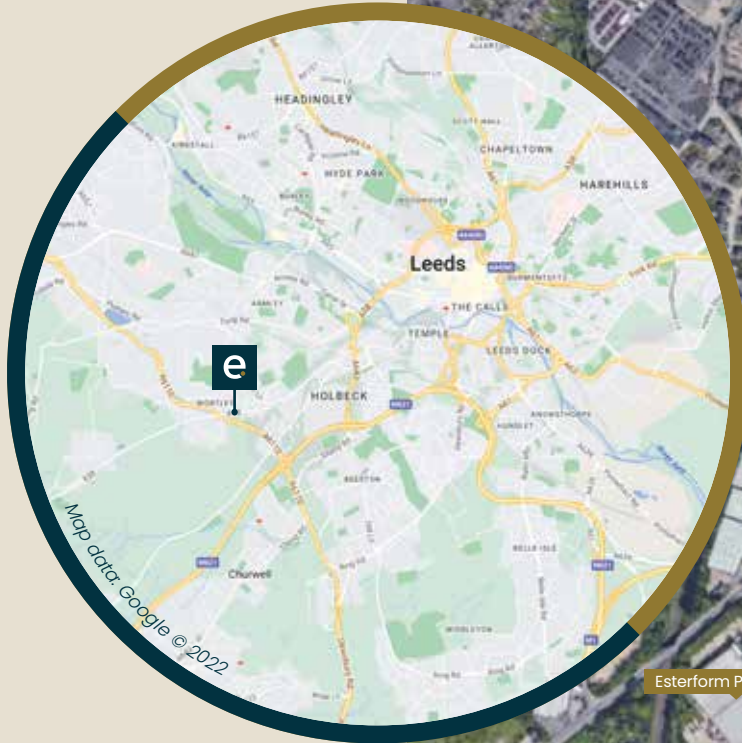
The offices have been measured to have the following approximate net internal floor area:

Floor	Sq Ft	Sq M
Ground	7,358	683.58
First	6,913	642.24
Second	7,358	683.58
Total	21,629	2,009.40



Specification

-  Full access raised floors
-  Suspended ceiling with LED lighting
-  New Air conditioning system
-  New carpet
-  Double glazed windows
-  Double height reception
-  New toilet and shower facilities
-  DDA compliant
-  Executive coffee lounge
-  Outside seating area
-  Informal meeting areas
-  Cycle storage
-  84 on-site parking spaces
-  Electric vehicle charging points



Location

Element is prominently located in a corner position fronting the Leeds outer ring road at Wortley within half a mile of Junction 1 of the M621 motorway and 1.5 miles of Leeds city centre respectively. Junction 1 Retail Park and White Rose shopping centre which provide a plethora of amenities, including Aldi, B&Q and M&S are both within a few minutes' drive of the property.

LS12 6AB



10 mins to
Leeds City Centre

25 mins to
Leeds Bradford Airport

60 mins to
Manchester

2 hrs 15 mins to
London

City Centre
10 mins

Shopping Centre
5 mins 30 mins

Retail Park
3 mins 15 mins

Bradford
20 mins

Huddersfield
40 mins

Sheffield
50 mins

Manchester
60 mins

Train Station
8 mins 15 mins

Sheffield
60 mins

Manchester
1 hr 30 mins

Newcastle
1 hr 30 mins

Liverpool
1 hr 47 mins

London
2 hrs 15 mins

Edinburgh
3 hrs 10 mins

Glasgow
4 hrs 25 mins

Leeds Bradford Airport
25 mins





Further Information

Terms

The offices are available to let either as a whole or on a floor by floor basis by way of new effective FRI leases for a term to be agreed. Rent upon application.

Service Charge & Insurance

The tenant will be responsible for the payment of a service charge to cover the upkeep and maintenance of the common areas. Further information available upon request.

EPC

The property has been assessed to have an EPC Rating of B. A full copy of the certificate is available upon request.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.



Important Notice

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

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(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [May 2022]. Photographs and videos dated [July & September 2021].]

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Viewing & Enquiries

Strictly by appointment



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Subject to Contract

element.



Owned and managed by



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