



**Radley House**  
**Richardshaw Road**  
**Pudsey**  
**LEEDS**  
**LS28 6LE**

- Various modern office suites within a high quality refurbished building.
- Suite sizes from **6.4 sq m (69 sq ft)** to **34.1 sq m (367 sq ft)**.
- Popular and established commercial location adjacent to Stanningley Bypass / Leeds Ring Road, close to the Leeds / Bradford border.
- Rents from **£250 per calendar month (+VAT)**
- Dedicated on site car parking.

### SITUATION

The offices are situated a short distance from Pudsey Town Centre, approximately 5.5 miles west of Leeds and 4.5 miles east of Bradford in the popular and established commercial and industrial area of Richardshaw Road.

The offices are adjacent to Stanningley Bypass/Leeds Ring Road – A6120 thus providing convenient access to the Leeds/Bradford region, as well as the motorway networks, the M621 Motorway being approximately 5 miles away.

### DESCRIPTION

The offices are available within this 2 storey office building known as Radley House providing good quality refurbished office accommodation over ground and first floors.

The building benefits from the following amenities: -

- Modern carpets / decorations throughout
- Suspended ceilings with integral energy efficient light units
- 24/7 access
- Central heating facilities

**Please contact us for the latest availability and quoting rents.**

### OUTSIDE

The building benefits from a large, private secure gated car park.

### RATING

The offices currently form part of a larger assessment for Business Rates purposes and will need to be independently assessed but we would expect no Business Rates are payable as the suites should qualify for Small Business Rates Relief (subject to qualifying conditions).

### RENT

Included within the rent:

- Dedicated receptionist
- All utilities (water, electricity and Wifi)
- Car parking
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas

### LEASE

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

### VAT

We are advised by the landlords that VAT is chargeable on the rent at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** a copy of the Certificate and Report is available upon request.

### VIEWING

By contacting the sole agents:

**Sharma Williamson**

**Tel:** 01274 759955

**Email:** info@sharmawilliamson.co.uk

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