

TO LET CHARACTERFUL BUSINESS CENTRE OFFICES



FROM
103
SQUARE FEET

TO
505
SQUARE FEET

**LEIGH HOUSE
VARLEY STREET
PUDSEY
LEEDS
WEST YORKSHIRE
LS28 6AN**

GET IN TOUCH

CONTACT Ben Robinson

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Viewing is strictly by arrangement with the sole letting agent

LEEDS

**NORTHSPRING
36 PARK ROW
LEEDS LS1 5JL**



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LOCATION

Leigh House is located just off Leeds Ring Road, with easy access to all motorway networks, ample free parking and only a few minutes walk from Pudsey Train Station. Its understated quality and wonderful surroundings inside & out only add to Leigh Houses' character and charm as a Grade II listed building on the outskirts of Leeds.

DESCRIPTION

Providing your business with an ideal location and a relaxed, pleasant environment to base your business from or to hold your meetings and conferences.

The Serviced Office Accommodation benefits from:-

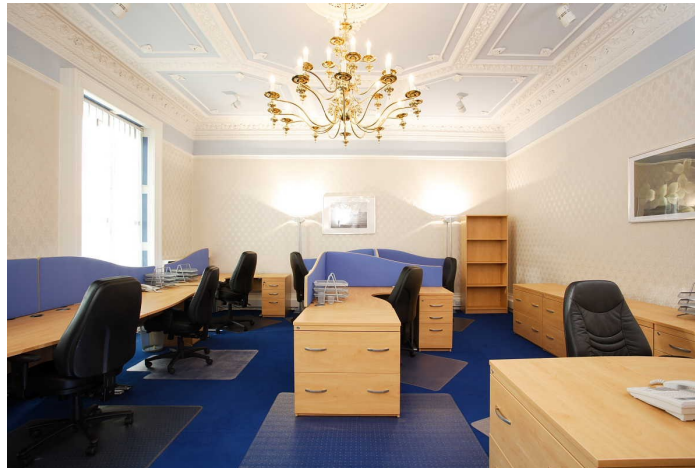
- Welcoming, Relaxed & Pleasant Environment
- Wonderful Surroundings Inside & Out

- Great Location for Communication & Transport Links
- Fully Furnished to a Very High Standard
- Latest IT & Telecoms Infrastructure
- Generous On-Site Free Car Parking

Only being complemented further by impressive meeting & conference facilities, which can be tailored to meet your business needs, ensuring delivery of a rewarding and relaxed experience as a client or a guest!

RENT

All rents are inclusive of rent, service charge, utilities (heating, lighting etc) and telecoms / internet provision.



CAR PARKING / SHARED FACILITIES

The property is served by a large, surfaced car park. Spaces are available on a first come, first serve basis.

Internally, the property benefits from a separate meeting room which is available to tenants on either a half day or full day basis.

RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each suite.

LEGAL COSTS

In the normal manner, the each party is to be responsible their own legal expenses, including any LBTT and registration dues.

PROPOSED LEASE

Each suite is available by way of a short term license agreement for a minimum term of 3 months. Longer terms of up to 12 months are also available.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

AVAILABLE ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

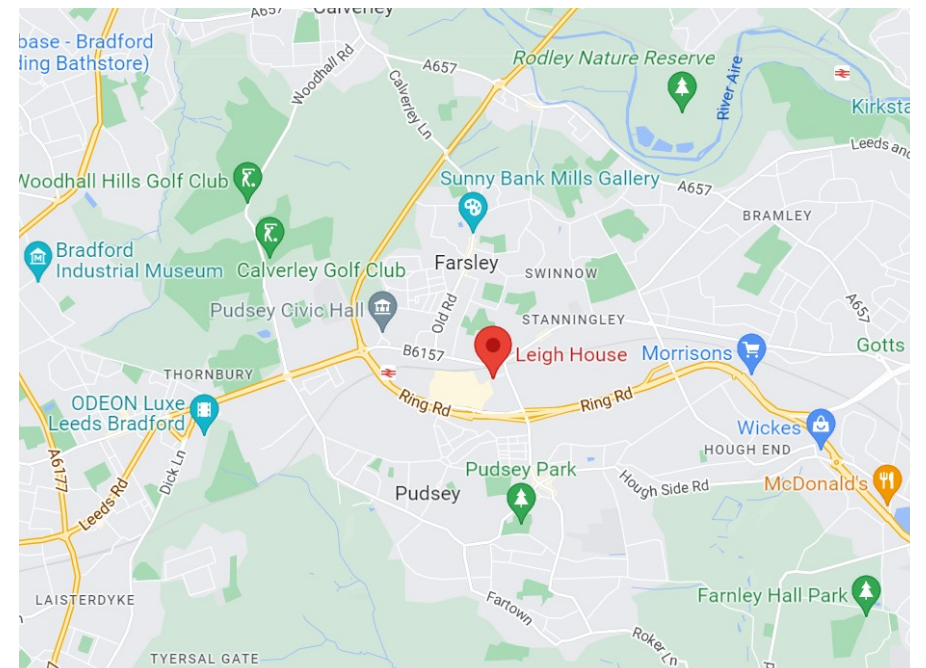
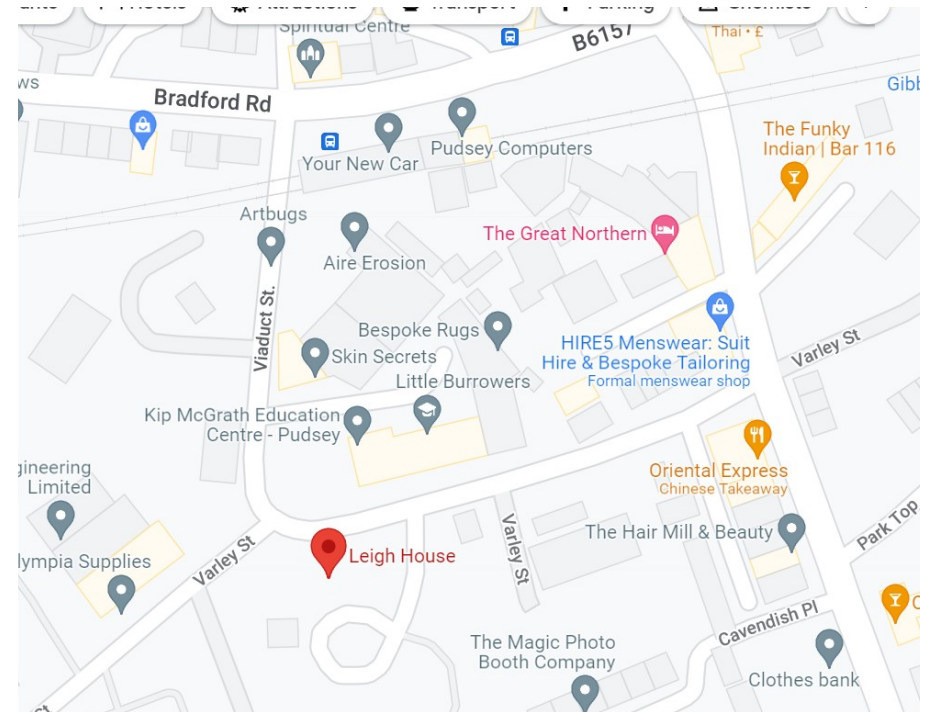
Floor	Room Name	Size (Sq Ft)
Ground Floor	G1	505
	G3	103
First Floor	F1	485
	F11	224
	F16	212

LEASE TERMS

The accommodation is available on a serviced basis, with each of the suites being fully furnished. Please note, tenants will be liable for any business rates due.



LOCATION MAPS





FURTHER INFORMATION

FOR FURTHER INFORMATION AND
TO ARRANGE A VIEWING, PLEASE
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