



CROSSGATES HOUSE

CROSSGATES | LEEDS | LS15 8ET



Contemporary,
refurbished office
space. Whether
you're a start-up, or
already established.

Office suites
available from
4 - 100 people



Crossgates House is a prominent refurbished office building in the heart of Crossgates with great parking and fantastic public transport links to Leeds.



Indicative image

Great Location

Crossgates House is in a great location approx 5 miles due east of Leeds city centre, adjacent to Crossgates Train Station and approx 1.5 miles from Junction 46 of the M1 (A1) motorway.

Easily accessible by car from all directions, by rail (10 minutes from Leeds city centre) or by bus (several services passing by and stopping outside Crossgates House). The property is in an unrivaled location for public transport access.

Crossgates is a busy, thriving district centre with a wide range of retail operators. Crossgates House sits immediately above the Crossgates Shopping Centre which includes various national operators.



Connected

-  1.5 miles from J46 of M1
-  Bus services to/from Leeds city centre every 10 minutes
-  Local train station adjacent
-  Significant parking opportunities

COSTA

RBS

Specsavers

GREGGS

HALIFAX

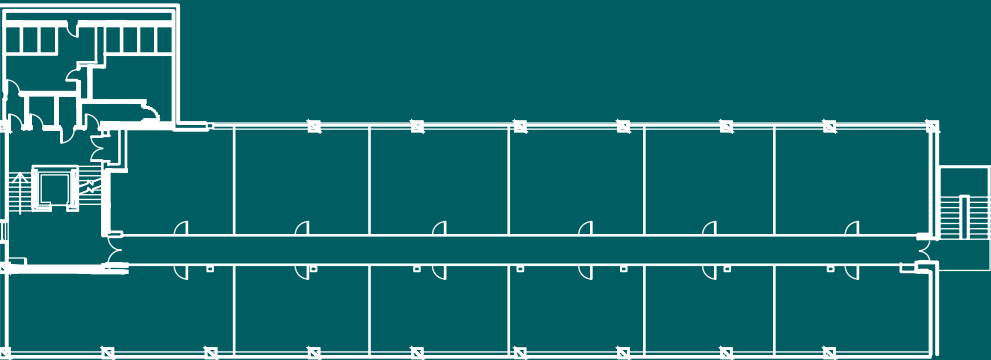
wilko

NEW LOOK

H&B

Enjoy all the benefits of working adjacent to Crossgates Shopping centre, with a large array of shops right on your doorstep.

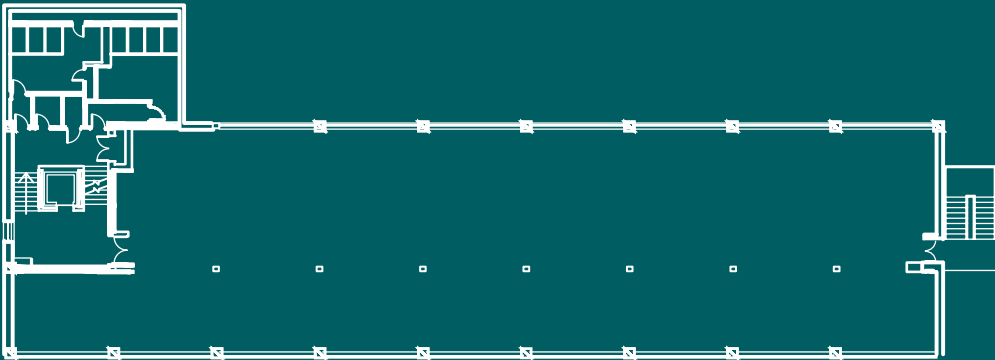
Individual Suites



Accessed from a private ground floor reception area, each floor provides high quality office accommodation benefiting from the following features:-

UPVC double-glazed windows	Heating	8 Person passenger lift
Fantastic natural light	New 3 compartment perimeter power/data trunking	New wall finishes and decorations
New carpeting	Potential to retro-fit comfort cooling	Power supplies within new trunking
New modern suspended ceilings	Air Conditioning	bike storage
Integral category 2 fluorescent lighting	Disabled access & facilities	kitchen facilities

Whole floor



Crossgates House is a newly refurbished office building providing high quality offices on 1st, 2nd, 3rd & 4th floors.

Floor	Size
1st	Fully Let
2nd	5,880 sq ft
3rd	Sizes from 538 sq ft to 1576 sq ft
4th	5,880 sq ft



Further Information

CROSSGATESHOUSE.CO.UK
CROSSGATESSHOPPING.CO.UK

Terms

Each office suite within Crossgates House is available by way of a new effective full repairing & insuring lease for a term to be negotiated and agreed. Flexible lease arrangements may be available. Details of the quoting rent are available on request.

Rates

Each suite will require re-assessing for rating purposes on occupation. For further information please contact the letting agents.

EPC

An EPC has been commissioned and is available on request.



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