



CROSSGATES HOUSE



Great location
next to shopping
centre amenities



Opposite Crossgates
train station for easy
connections



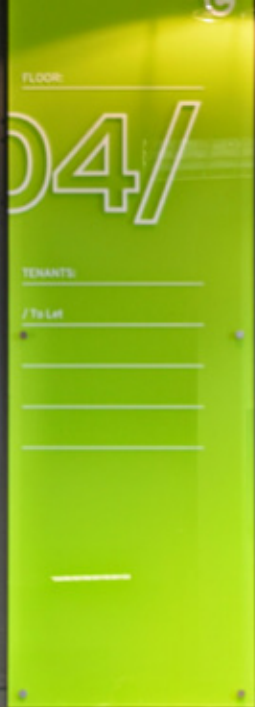
Excellent car parking
ratios to the rear of
the offices



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

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





Office suites
available from
10 - 60 people
or 1,448 -
5,947 sq ft



Great Location

Crossgates House is in a great location approx 5 miles due east of Leeds city centre, adjacent to Cross Gates Train Station and approx 1.5 miles from Junction 46 of the M1 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 unrivalled location for public transport access.

Cross Gates 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 300 metres away
-  Significant parking opportunities



COSTA

NEW
LOOK

Specsavers

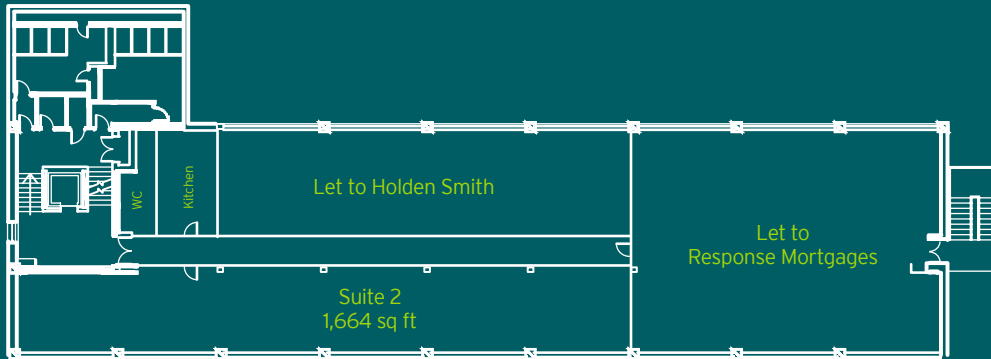
GREGGS

Poundland

wilko

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

2nd Floor - Last remaining suite 1,664 sq ft



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

UPVC double-glazed windows

Fantastic natural light

New carpeting

Integral LED lighting

Heating

Potential to retro-fit comfort cooling

Disabled access & facilities

8 Person passenger lift

New wall finishes and decorations

Power supplies within new trunking

Bike storage

Kitchen facilities

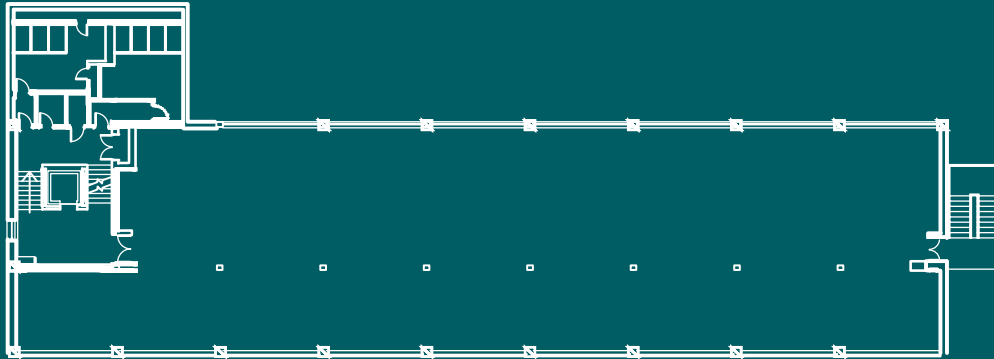
Shower facilities

On-site car parking



3rd Floor

Various sizes up to 5,947 sq ft



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

Floor	Availability
1st	To Let - 1,448 sq ft
2nd	To Let - 1,664 sq ft
3rd	To Let - Up to 5,947 sq ft
4th	Fully Let



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.

EPC

The second and third floors have an EPC rating of C (75) and D (86) respectively. Further information can be obtained from the agents.

Rates

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



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