



rawdonhouse[®]
LEEDS

TO LET | Prominent High Quality Offices with Extensive Parking
suites from 1,415 sq ft to 21,448 sq ft



LOCATION

Rawdon House is prominently located at the "JCT600 Roundabout" at Green Lane, Yeadon, to the northwest of Leeds. This is an excellent location at the intersection of the A65 arterial route between Leeds and Skipton, and the A658 which connects Harrogate and Bradford. Communications are good with two railway stations connecting to mainline routes within easy reach and Leeds Bradford International Airport only 2 miles away. By road there are regular bus services to surrounding towns and villages, and by car easy access to the national motorway network.



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ACCOMMODATION

Rawdon House is an "L" shaped building divided into the "Tower" which comprises six floors and the two storey "Podium".

The accommodation is available to let either on a floor-by-floor basis from 3,097 sq.ft. (259.1 sq.m.) or in a variety of suite sizes from 1,415 sq.ft. (131.4 sq.m.)

The Tower

FLOOR	sq ft	sq m
Ground	3,097	287.7
First	3,915	363.7
Second	4,347	403.8
Third	4,336	402.8
Fourth	4,378	406.7
Fifth Suite A	1,415	131.4

The Podium

FLOOR	sq ft	sq m
Ground	LET Bates Investments	
First	LET Bates Investments	



Site plan showing typical floorplate.

SPECIFICATION

- Comfort cooling & heating
- Perimeter trunking
- LG7 lighting
- Suspended ceilings
- Carpeted throughout
- Passenger lift
- Attractive reception with security entrance system
- Toilet facilities on each floor
- DDA compliant
- Stunning views
- Car parking ratio of 1:300 sq ft (115 spaces)

RENT/TERM

The offices are available on flexible lease terms. Rent on application. Subject to contract.

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