

Roundhouse  
Business Park

# superb grade II listed office space

Graingers Way Leeds LS12 1AH



Roundhouse Business Park

# truly unique



**The buildings that comprise the Roundhouse Business Park are like no other.**

Dating back to the mid 1800's they formed part of a busy depot for the repair and maintenance of locomotives serving the Leeds and Thirsk Railway. The site was still in use as a train depot up until the early 1900's. Today the two existing roundhouses and canalside buildings have Grade II listed status. No comparable group of railway buildings still exists in the country.







Suite C5



Suite C2



Suite B1/B1a

**The buildings have been sympathetically restored to provide working environments of great character.**

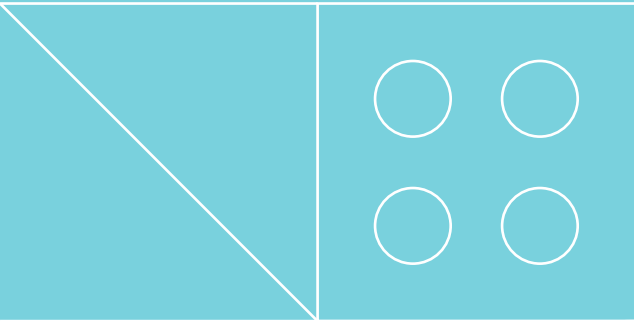
Many of the period features have been retained and blend in with the modern refurbishment to provide open plan offices with good natural light and ample on-site parking.





The Roundhouse Business Park is situated fronting the A58(M) inner ring road, which in turn provides access to junction 2 of the M621 and the region's motorway network and beyond.

The property is within easy reach of the city centre and Leeds railway station and walking distance from all of the city amenities.







# high specification

LED lighting

Perimeter / underfloor trunking

Heating / cooling systems\*

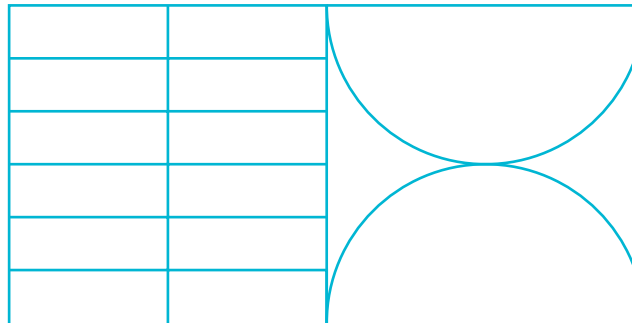
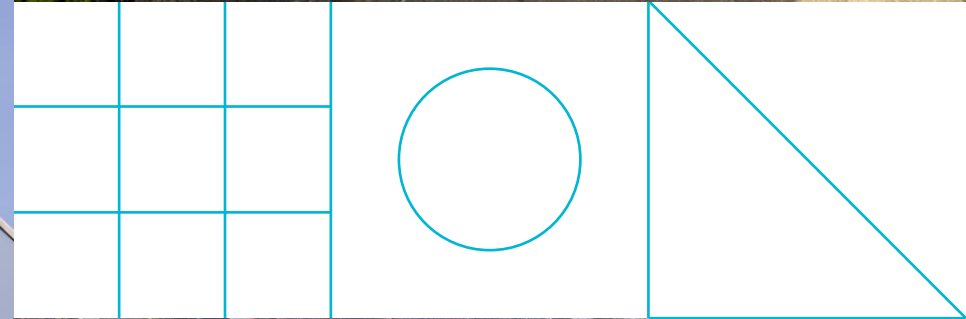
Period features

On-site allocated car parking

Canalside location

24 hour monitored CCTV

\*Available subject to terms





# canalside buildings

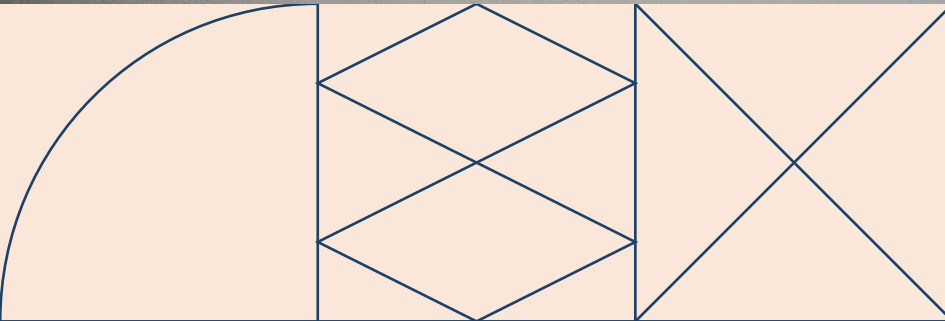


Suite C5

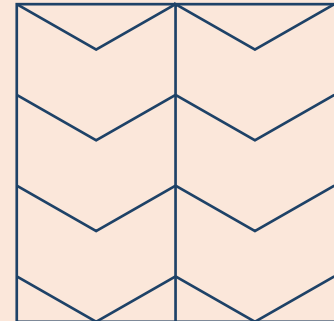
Suite	Size	Mezzanine	EPC**
C2	2,345 sq ft	-	D [80]
C5/6*	3,793 sq ft	771 sq ft	E [106]/E [117]

\*Can be split

The accommodation is offered by way of a new lease upon effective full repairing and insuring terms. Further information available on request.



Suite C2







Roundhouse Business Park



# half roundhouse



Suite B1

Suite	Size	Mezzanine	EPC**
B1/B1a*	5,070 sq ft	-	E (114)/E (110)

\*Can be split

The accommodation is offered by way of a new lease upon effective full repairing and insuring terms. Further information available on request.

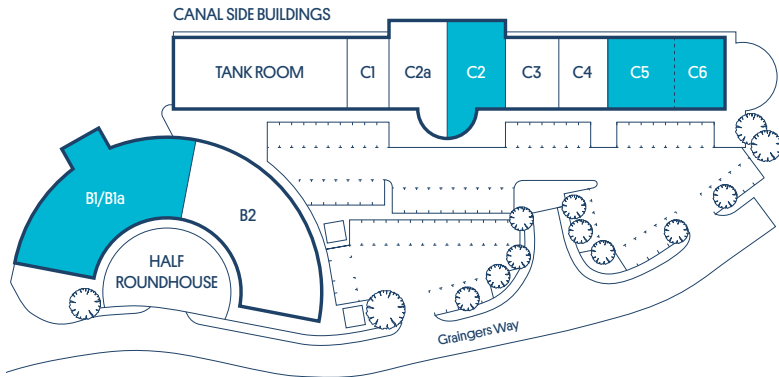


Suite B1





Roundhouse Business Park



## Viewing & further information

Please contact the joint letting agents:

sw.co.uk

0113 221 6000

**Richard Dunn**  
richard.dunn@sw.co.uk

**Jay Dhesi**  
jay.dhesi@sw.co.uk

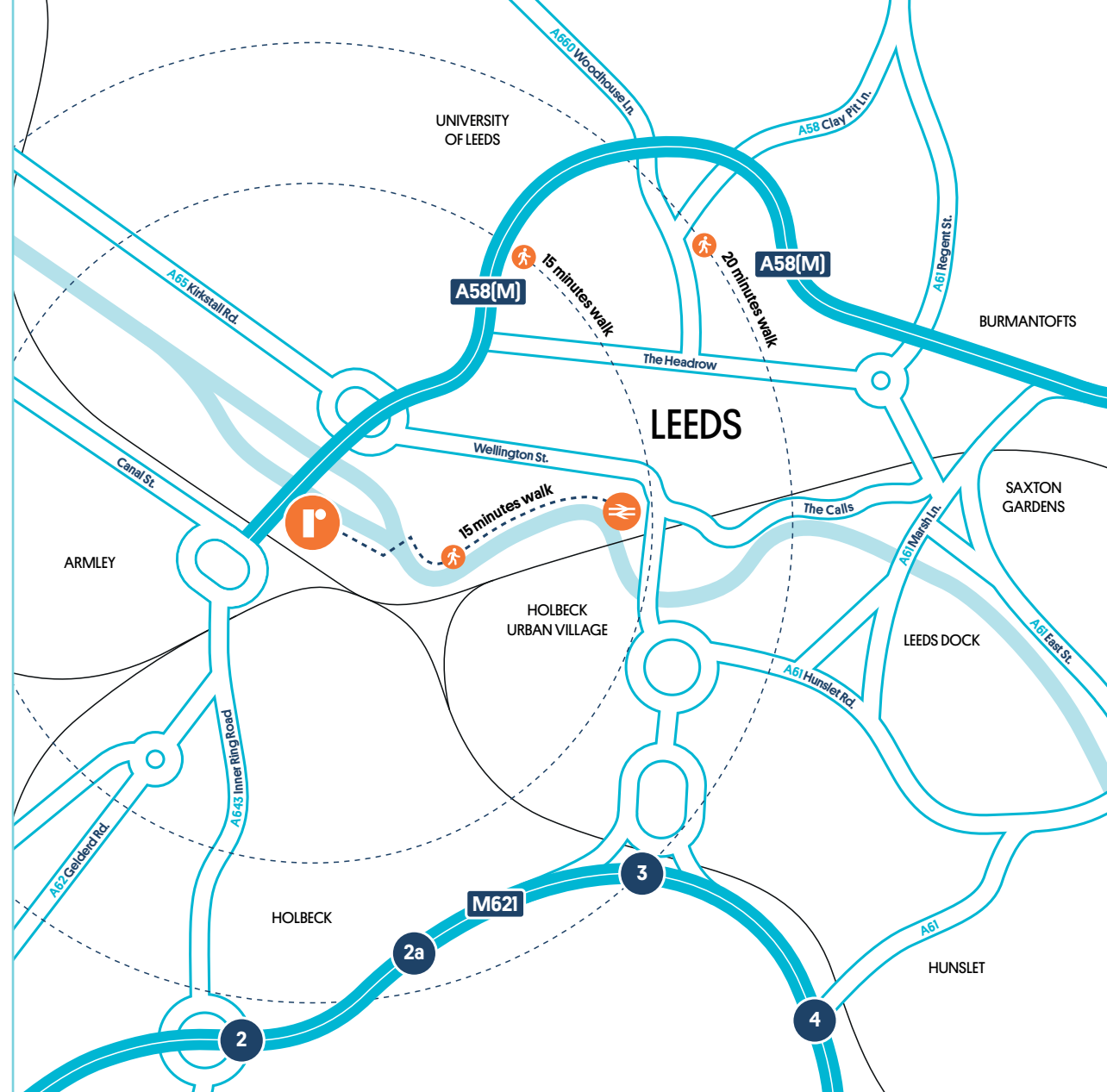
Property Specialists

0113 239 5770

www.adairpaxton.co.uk

**Simon Dalingwater**  
simon@adairpaxton.co.uk

**Alfie Stevens-Neale**  
alfie@adairpaxton.co.uk



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