



## HALF ROUND HOUSE

@ ROUNDHOUSE  
BUSINESS PARK,  
LEEDS LS12 1AH



CHARACTERFUL  
& CONTEMPORARY  
OFFICE SPACE

TO LET

Office Accommodation  
from 4,171 sq ft (387.5 sq m)  
to 17,282 sq ft (1,605.6 sq m)



# OVERVIEW

Located on the established Roundhouse Business Park in a prominent and well connected location, The Half Roundhouse offers something truly unique.

As a former tram shed, built in the 1800's to service steam locomotives, The Half Roundhouse today has been sympathetically restored to provide modern, flexible accommodation with a range of both fully fitted and open plan offices to suit forward thinking occupiers.

Leeds Railway Station is within a 15 minute walk and Wellington Road is just around the corner and offers an extensive range of amenities at Wellington Place.



B3



UNIQUE OFFICES IN  
A WELL LOCATED  
LANDMARK BUILDING

LOBBY



B1



The offices can be taken individually or combined to offer a rare opportunity to occupy the entire building, giving you the flexibility to scale and shape the space around your business needs.





# SPECIFICATION/FEATURES



**AIR  
CONDITIONING**



**LED  
LIGHTING**



**SHOWER  
FACILITIES**



**PERIMETER/  
UNDER FLOOR  
TRUNKING**



**PERIOD  
DETAILING**



**ON-SITE ALLOCATED  
CAR PARKING  
& CYCLE STORAGE**



**CANALSIDE  
LOCATION**



**24 HOUR  
MONITORED CCTV**



**FITTED AND  
NON FITTED SUITES**



# ACCOMMODATION

B1

Ground Floor  
**5,070 sq ft (471 sq m)**

B2

Ground Floor  
**4,171 sq ft (387.5 sq m)**

B3

First Floor  
**6,797 sq ft (631.5 sq m)**

LOBBY

Ground Floor  
**1,244 sq ft (115.6 sq m)**

Total  
**17,282 sq ft (1,605.6 sq m)**



B2



B2



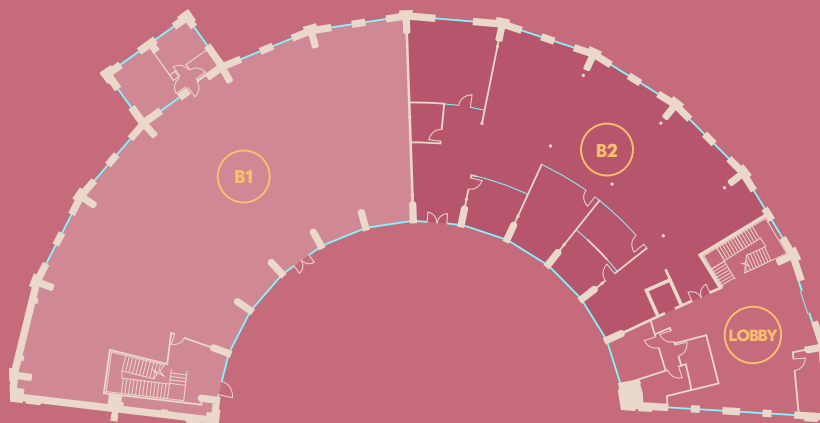
B1

## OFFICE SUITES FROM 4,171 SQ FT UP TO 17,282 SQ FT

The office is available as a whole, offering an ideal solution for a prestigious HQ, or alternatively can be let as individual suites.

These high-quality spaces feature flexible, open plan layouts complemented by private meeting rooms and fitted kitchenettes. One of the suites is self-contained, providing added privacy and autonomy, while both are designed to adapt to a variety of working styles and business needs.

## OFFICE SUITES TO MAKE YOUR OWN



B1

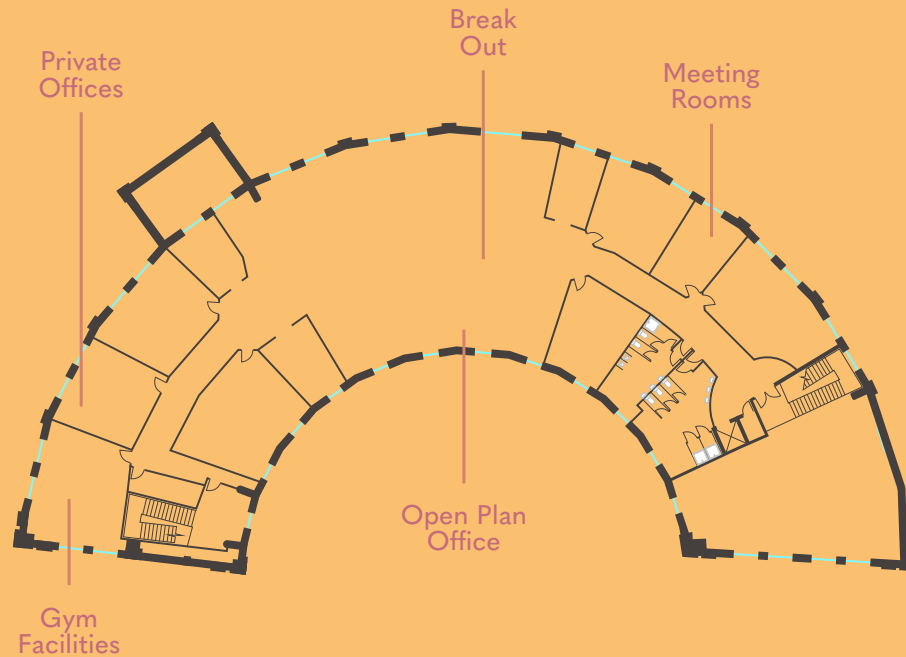


# FULLY FITTED AND READY TO GO

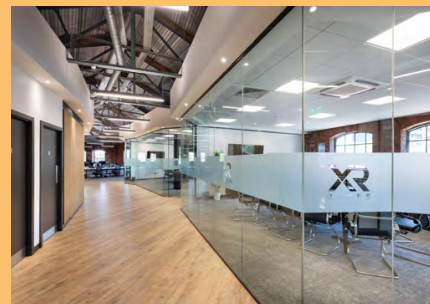


B3

FIRST FLOOR  
6,797 SQ FT



This high specification office suite delivers an exceptional first impression, offering a blend of contemporary workspace and original features that reflects the building's heritage. The space also includes a vibrant social hub, on-site gym, relaxed breakout areas and sleek open plan offices, all thoughtfully designed to support productivity, well-being and collaboration.





# LOCATION



A. SOCIABLE FOLK B. VEENO LEEDS C. THE GOOD LUCK CLUB D. SAINSBURY'S



The Half Roundhouse is situated prominently on Roundhouse Business Park fronting the A58(M) Inner Ring Road which in turn provides access to Junction 2 M621 and the region's motorway network beyond.

Leeds City Centre is only a short distance to the east and the West End and Holbeck are easily accessible on foot via the canal towpath.

Leeds Railway Station is 15 minutes walk along the canal or a short car drive away and amenities are a stones throw away on Wellington Street.



## EPC

Energy Performance Certificates are available on request.

## VAT

VAT is applicable at the prevailing rate.

## TERMS

The suites are available on Full Repairing & Insuring leases for a term of years to be agreed. Further information on request.

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