



Photon House

Armley, Leeds, LS12 1EL

OFFICE / WORKSHOPS -
Newly refurbished, flexible
workspace available now for
a variety of uses

2 to 18 Desks

- On site car parking
- Bike storage and shower facilities
- High quality shared kitchen and breakout spaces
- All inclusive pricing strategy
- 2-18x desk studio workspaces available

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Summary

Available Size	2 to 18 Desks
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

Photon House is newly refurbished and provides flexible 2-18x desk office suites and ground floor workshops suitable for a variety of different uses. Our office suites can be delivered with the option of furniture and comes as an all-inclusive monthly cost.

Features include high-quality fitted shared kitchens, pockets of collaborative breakout spaces, bike storage and shower facilities as well as generous on site car parking.

Location

Photon House is positioned off the well accessible Tong Road, just a short 5-minute drive into Leeds City Centre and easily accessible with good links to the motorways. The building is close to local amenities in the form of convenience stores and pubs / bars.

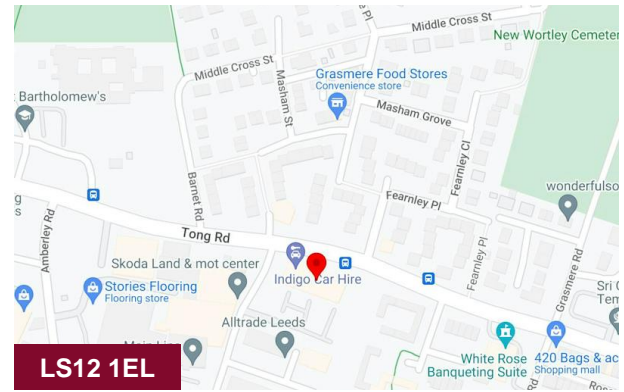
Accommodation

The accommodation comprises the following areas:

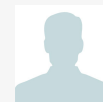
Name	Size	Availability
Ground - Workshop G16/G17	700 sq ft	Available
Ground - Workshop G15	624 sq ft	Available
Ground - Office G11 / G12	14 Desks	Available
Ground - Office G4	4 Desks	Available
Ground - Office G5	8 Desks	Available
Ground - Office G2A	5 Desks	Available
1st - Office F4	4 Desks	Available
1st - Office F6	6 Desks	Available
1st - Office F7	4 Desks	Available
1st - Office F15	12 Desks	Available
1st - Office F17	6 Desks	Available
1st - Office F21	2 Desks	Available
1st - Office F22	15 Desks	Available

AML

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

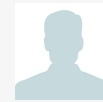


Viewing & Further Information



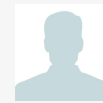
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