


**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999  
peter@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



**Photon House, Percy Street, Armley, LS12 1EL £370 (From) Per Month**

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

**Our branch opening hours are:**

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Newly refurbished high spec serviced office accommodation with pockets of collaborative breakout spaces, bike storage and shower facilities as well as generous on-site car parking.

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.

- **Serviced Offices**
- **Fabulous Design**
- **Furnished**
- **High Speed Internet**
- **Meeting Room Available**
- **Utilities Included**
- **Secure On-Site Parking**
- **Bike Storage & Showers**
- **Shared kitchen & breakout area**

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Conveyancing Ombudsman OnTheMarket.com

## 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.

## DESCRIPTION

Photon House is newly refurbished and provides flexible office suites that 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.

## ACCOMMODATION

Each suite benefits from :-

- \* Office furniture
- \* High speed secure Internet Access.
- \* Cleaning of common parts
- \* Kitchen Facilities
- \* On-site car parking
- \* Meeting room access available
- \* Video entry system
- \* Security alarm and monitoring
- \* Bike store

The following offices are available:-

Ground - Workshop 1A - 624 sq ft - - - 57.97 m2  
£21,600 per month

Ground - Workshop 1B - 700 sq ft - - - 65.03 m2  
£24,000 per month

Ground - Office G5 - 355 sq ft - - - 32.98 m2  
£890 per month

Ground - Office G11 / G12 - 732 sq ft - - - 68.01 m2  
£1,9320 per month

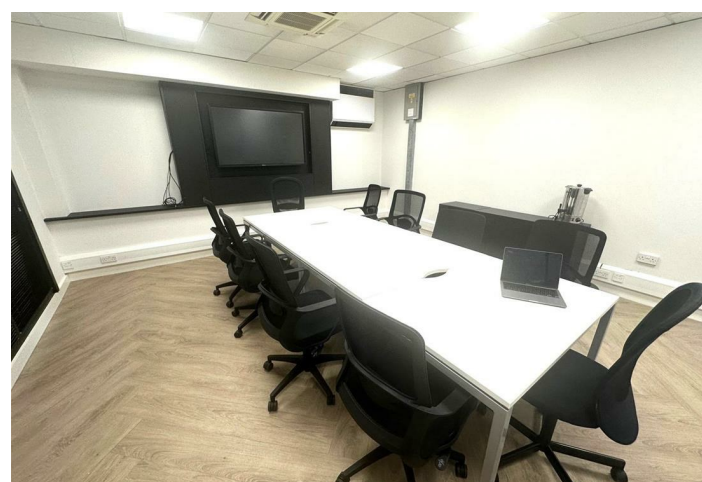
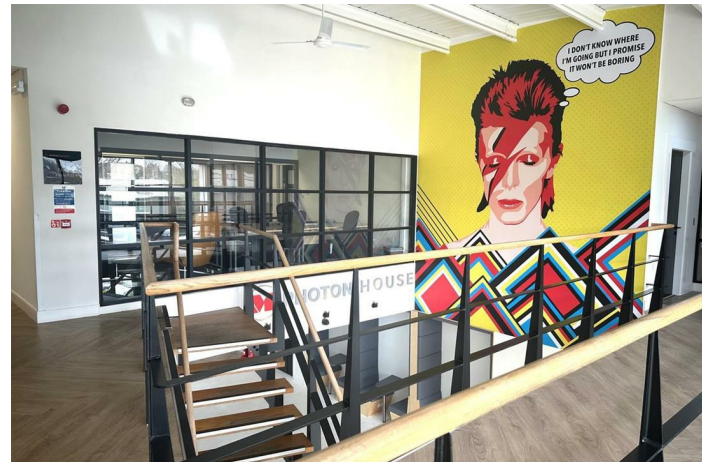
1st - Office F6 - 226 sq ft - - - 21.00 m2  
£620 per month

1st - Office F9 - 129 sq ft - - - 11.98m2  
£370 per month

1st - Office F23 - 194 sq ft - - - 18.02 m2  
£530 per month

1st - office F17 - 312 sq ft - - - 28.99 m2  
£800 per month

1st - Office F22 - 484 sq ft - - - 44.97 m2  
£1,200 per month



## TERMS

All prices quotes are subject to VAT

Prices includes:-

- \* office furniture
- \* Internet
- \* Heating
- \* Electric supply
- \* Cleaning of common parts
- \* Building Insurance
- \* Estate services

EASY IN - EASY OUT TERMS

Hassle free contracts

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0240-0235-7429-6502-4006

Rating D-95

This can be viewed on [www.ndeprcregister.com](http://www.ndeprcregister.com)

## BUSINESS RATES

Each Suite enjoys a valuation that can benefit from 100% Small Business Rates ( subject to Status).

ZERO PAYABLE.

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.  
Details prepared May 2024.

