



Bradford Road (A647)

Galloway Lane

“Cringlebar House”
415 Bradford Road
Pudsey
LEEDS
LS28 7HQ

- “Best in Category” offices from **55.0 sq m (592 sq ft)** to **140.0 sq m (1505 sq ft)**.
- Full renovation from back to shell to completion.
- Extremely prominent location.
- Allocated on site parking.

SITUATION

The premises occupy one of the most prominent and busy locations in the region with direct frontage onto Bradford Road – forming part of the busy A647 arterial route, one of the busiest commuter routes in England, at the roundabout junction with Galloway Lane / Woodhall Lane, situated in a predominantly residential area of Pudsey.

Leeds Outer Ring Road (A6120) is a short distance to the east and therefore, the location provides excellent access to both Leeds and Bradford conurbations.

Pudsey benefits from its own train station (adjacent to the Ring Road), next to which is the Owlcoates Shopping Centre (comprising a sizeable M&S, Asda, B&M etc.) whilst a wide variety of amenities are situated on the doorstep.

PROPERTY/ACCOMMODATION

The property, a former solicitors comprises a detached 3 storey property of stone construction, surmounted by a newly replaced pitched and hipped slated roof.

The property has undergone a comprehensive programme of refurbishment works comprising a full strip out back to shell and refurbish and refitting to a Grade A – “best in category” office accommodation.

It is anticipated that the accommodation will be completed December 2026/Jan 2027 and occupiers are encouraged to contact the agents with their interest so that end finishes can be incorporated.

Amenities provided include contemporary finishes throughout, highly insulated energy efficiency accommodation, superfast fibre broadband, air conditioning, excellent staff and networking areas.

The property provides the following approximate net internal floor areas (taken from client’s architects plans):

	Sq. m.	Sq. ft.
Lower Ground Floor	85.0	913
Ground Floor	55.0	592
First Floor	LET	LET
Second Floor	LET	LET
TOTAL AREA	140.0	1505

Outside

Allocated car parking available (with EV charging points)

RATING

The property will be assessed for rating purposes upon completion and occupation.

RENT

£36,500 per annum exclusive Subject to Lease, plus VAT.

LEASE

Both floors are available to let upon a new effective full repairing (with service charge) and insuring Lease for a term to be agreed and incorporating upwards only rent reviews.

Consideration may be given to a splitting of the floors - further details upon request.

APPLICATION FEE

An application fee of £150 (+VAT) per applicant will be applicable to cover credit references, collating of documents to comply with Money Laundering Regulations etc.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

We are advised that VAT will be chargeable on the rent, service charge etc. at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

VIEWING

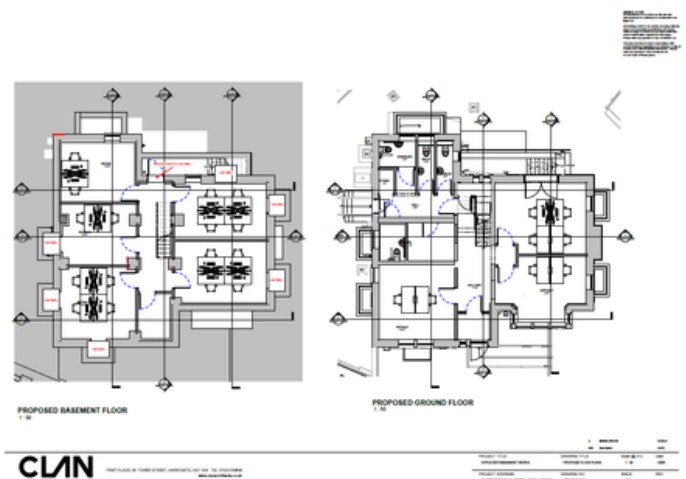
By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

Prepared: October 2026



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LOBBY HALLWAY STAIRS



BOARDROOM



BOARDROOM



ROOM 15 SEATING NOOK



ROOM 11 CHAIRS



ROOM 15

N.B these are CGI images of the Ground and Upper floors

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