

[KnightFrank.co.uk](https://www.knightfrank.co.uk)



To Let (may sell)

Raynham House, Capitol Park West, Leeds, LS27 0TS

- Modern self-contained office building
- 13,109 sq ft
- 45 car parking spaces
- Suitable for a variety of uses subject to planning
- Junction 28 M62

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Location

Raynham House is located immediately opposite the De Vere Village hotel and leisure complex, providing state-of-the-art leisure facilities, Starbucks Cafe, public bar, restaurant, conferencing and banqueting facilities. The building also benefits from excellent connectivity positioned immediately adjacent to Junction 28 M62 and within 1 mile to the south east of Morley railway station

Description

Raynham House is a modern detached 3 storey office building set within extensively landscaped grounds and benefitting from 45 on site parking spaces.

The building benefits from the following:-

- ◆ Full access raised floor
- ◆ Air Conditioning
- ◆ Suspended ceilings with integral lighting
- ◆ Passenger lift
- ◆ Double glazed windows
- ◆ Male, female and disabled toilet facilities
- ◆ Shower facilities
- ◆ Double height atrium
- ◆ Excellent natural light



Accommodation

The offices have been measured to have the following approximate net internal floor area:-

Floor	Sq M	Sq Ft
Ground	430.79	4,637
First	385.17	4,146
Second	401.90	4,326
TOTAL	1,217.86	13,109

Car Parking

The property benefits from its own car park with 45 marked spaces that includes for 6 EV chargers.

Rateable Value

With effect from 01 April 2026, the property has been assessed to have a Rateable Value of £187,000. The current non-domestic rate multiplier in the £ for the financial year 2026/27 is £0.48 pence.

EPC

The property has been assessed to have an EPC rating of D (77). A copy of the certificate is available upon request.

Terms

The property is available to let by way of a new effective FRI lease for a term to be agreed. Alternatively the freehold of the property with vacant possession is available to purchase in its existing condition. Further information on rent and price available upon request.



Viewing & Further Information

For further information or to arrange an inspection of the building, please contact the joint sole letting agents:-

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: James Jackson

Email: jamesjackson@cartertowler.co.uk

Tel: 0113 297 2427

Contact: Clem McDowell

Email: clemmcdowell@cartertowler.co.uk

Tel: 0113 2451447

Subject to Contract

Particulars: March 2026

Photographs: March 2026

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated March 2026. Photographs and videos date March 2026.]

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Subject to Contract

Particulars: March 2026

Photographs: March 2026