

# MATRIX HOUSE

GOODMAN STREET  
LEEDS  
LS10 1NZ

Flexi office available between  
80 – 2,563 sq. ft.



**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

TO LET

## Description:

Matrix House comprises a self-contained, two storey office building, with a communal entrance with secure fob system. The accommodation has been uniquely designed to provide Flex office space on the ground floor space and 2 individual suites to the first floor, which can also be combined to satisfy larger requirements. The building has been designed to ensure maximum flexibility and efficiency for occupiers.

## Specification:

- Suspended Ceilings
- Recessed LG3 lighting
- Perimeter trunking
- Air Conditioning/electric heaters
- Double Glazed windows
- Reception
- Full DDA compliance
- On site and street parking

## Terms:

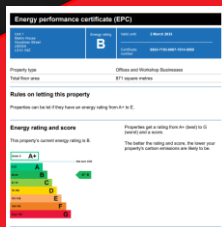
Each suite is available to let on flexible terms, individually, whilst various suites can be connected to create larger offices to suit all requirements.

## Legal costs:

Each party shall be responsible for their own legal costs incurred in the preparation and completion of legal documentation.

## EPC:

The property has an EPC rating of B47.



## Location:

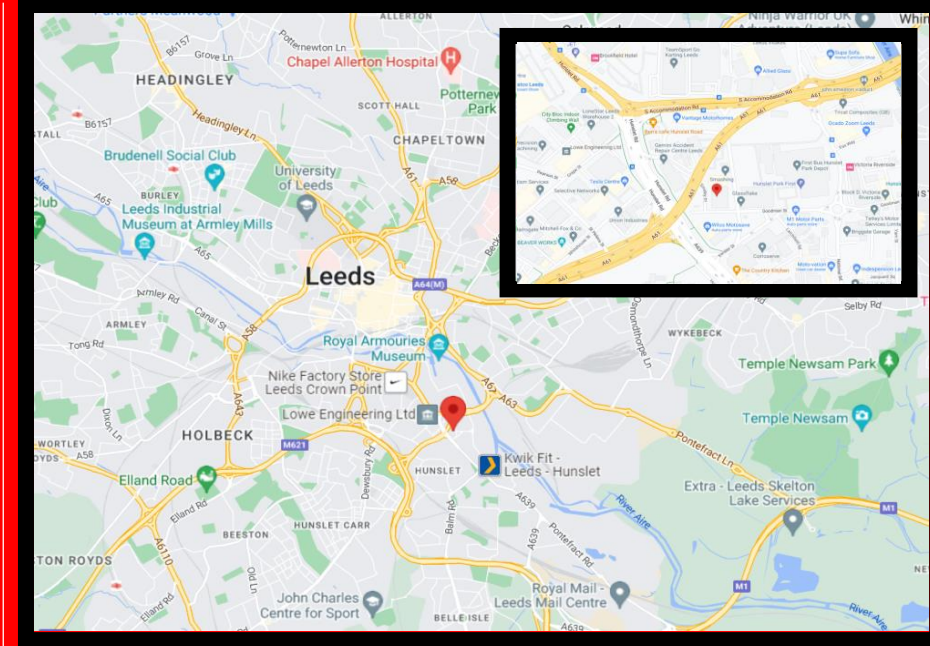
The property is strategically located on the south eastern fringe of Leeds City Centre, just off Hunslet Road (A6139), within 1 mile of Junctions 3, 4 & 5 of the M621 Motorway.

The building itself is accessed off Donisthorpe Street which leads directly to Hunslet Road (A639) via Forster Street.

## Accommodation:

UNIT	SQ M	SQ. FT.
<b>1<sup>ST</sup> Floor Suites</b>	Suite A	665.00
	Suite A2	316.00
	Suite C & D	735.00
	Suite E	387.00
	Suite F & FF	460.00
<b>Ground floor Flexi</b>	Available on request	80.00 sq. ft – 350.00 sq.ft

The first floor offices can be taken individually, or as a whole.



## Viewing/Further Information

For further information or to arrange a viewing please contact AWS letting agents:

Chris Stevenson  
Christopher@awsltd.co.uk

Tel :0113 235 1362  
Visit: www.awsltd.co.uk

# AWS

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Subject to contract:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.