



# TO LET 4,100 SQ FT THE GUARDHOUSE LEEDS EAST AIRPORT

A rare opportunity to secure this unique space within a thriving, well-connected business environment. Once the first point of entry, The Guardhouse now welcomes a new generation of businesses.  
Leeds - LS24 9SE



LEEDS EAST AIRPORT  
& CHURCH FENTON  
ONE LANDMARK LOCATION



THE GUARDHOUSE - A HISTORIC GATEWAY BUILDING AT THE ENTRANCE OF LEEDS EAST AIRPORT, REIMAGINED FOR MODERN WORKING.

Located within a unique, multi-use environment, Leeds East Airport offers a range of flexible spaces for businesses seeking a well-connected base with strong infrastructure, ample parking and high-quality on-site amenities.

Once the original gateway to RAF Church Fenton, The Guardhouse now welcomes a new generation of businesses.

With a growing community already on site, availability is limited. Early viewings are encouraged.

#### WHY LEEDS EAST

- Thriving multi-use business environment
- Excellent transport links across Yorkshire and beyond
- Ample on-site parking
- Strong infrastructure and flexible space options
- On-site catering and café, supporting both everyday working and client hosting





The Guardhouse

Whether you're expanding, relocating or starting something new, Leeds East provides a setting that supports both flexibility and growth - all within a distinctive and well-connected location.

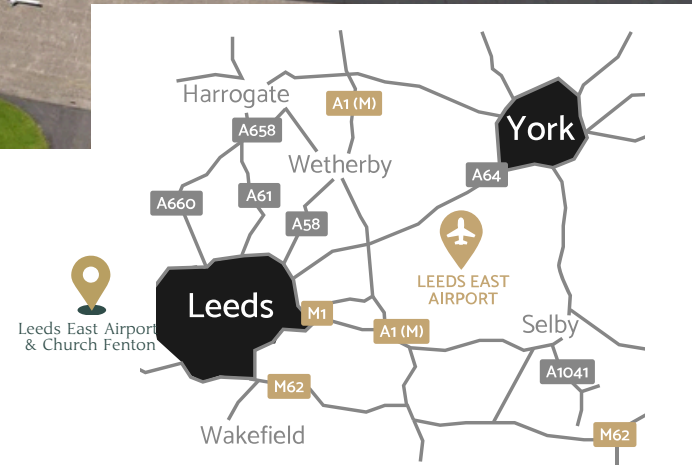
Viewings are encouraged - spaces here rarely stay available for long.

**TRAVEL BY RAIL**

- Church Fenton: 1.6 miles
- Ullerskelf: 1.9 miles
- Direct trains to York and Leeds with regular connections with the wider national network

**TRAVEL BY ROAD**

- Five Minutes from the A1
- Five Minutes from the A64



WE'D LOVE TO SHOW YOU AROUND



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& CHURCH FENTON**  
ONE LANDMARK LOCATION

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