

TO LET: High Quality Ground Floor Office Suite – 2,066 ft² Attractive Parkland Setting



- ◇ High quality office suite
- ◇ Predominantly open plan space with fitted meeting rooms
- ◇ Peaceful, rural location
- ◇ Modern LED lighting
- ◇ Raised access floor
- ◇ Fitted kitchen
- ◇ Shower & changing facilities
- ◇ Conveniently situated close to the A64 and A6120
- ◇ 10x dedicated car parking spaces + visitor parking available
- ◇ EPC rating: B



Description

- Unit 2 Bramley Grange is an attractive stone built building, set within a peaceful parkland setting, with the grounds extending to more than eight acres.
- The opportunity presents 2,066 ft² of high-quality office accommodation on the ground floor.
- The space benefits from 3x fitted meeting rooms and a fitted kitchen.

Specification

Finished to the highest standard the office benefits from the following features:

- Predominantly open plan space with high-quality meeting room
- Kitchen facilities
- Peaceful, rural setting
- Modern LED lighting
- Raised access floor
- Central heating
- 10x on site car parking spaces

Accommodation (NIA)

The property provides the following net internal floor areas:

Floor	Sq M	Sq Ft
Ground	191.94	2,066

PROPERTY DETAILS

GROUND FLOOR, UNIT 2, BRAMLEY GRANGE, LEEDS LS14 3DW

PROPERTY DETAILS

LOCATION

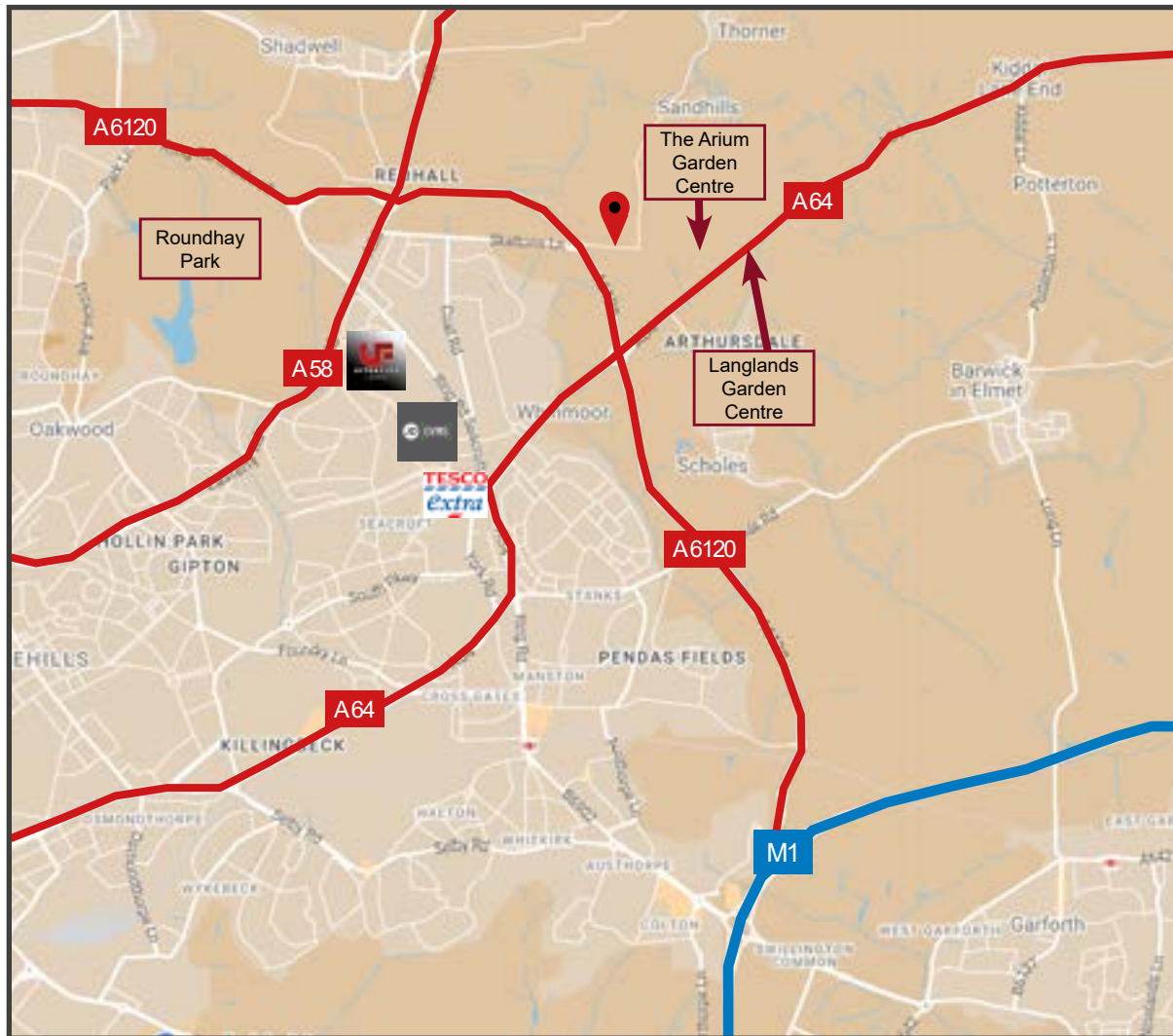
FLOOR PLAN

GALLERY

AERIAL VIEW

PROPOSAL

**FOX
LLOYD
JONES**



Location

- Bramley Grange is a prestigious office development conveniently located off Thorner Lane just 1/4 mile from its junction with the A64 York Road.
- Less than 5 miles from the A1, Bramley Grange provides outstanding access to the North and South via the A1/M1 as well as easy access to Leeds City Centre.
- The café at the Arium Garden Centre is a pleasant 8-minute walk away, offering breakfast and snack lunch menus.
- Langlands Garden Centre, 5 minutes' drive away, has a restaurant with similar offerings plus full meals.
- In nearby Seacroft there are two gyms – JD and UltraFlex – as well as a vast Tesco Extra.

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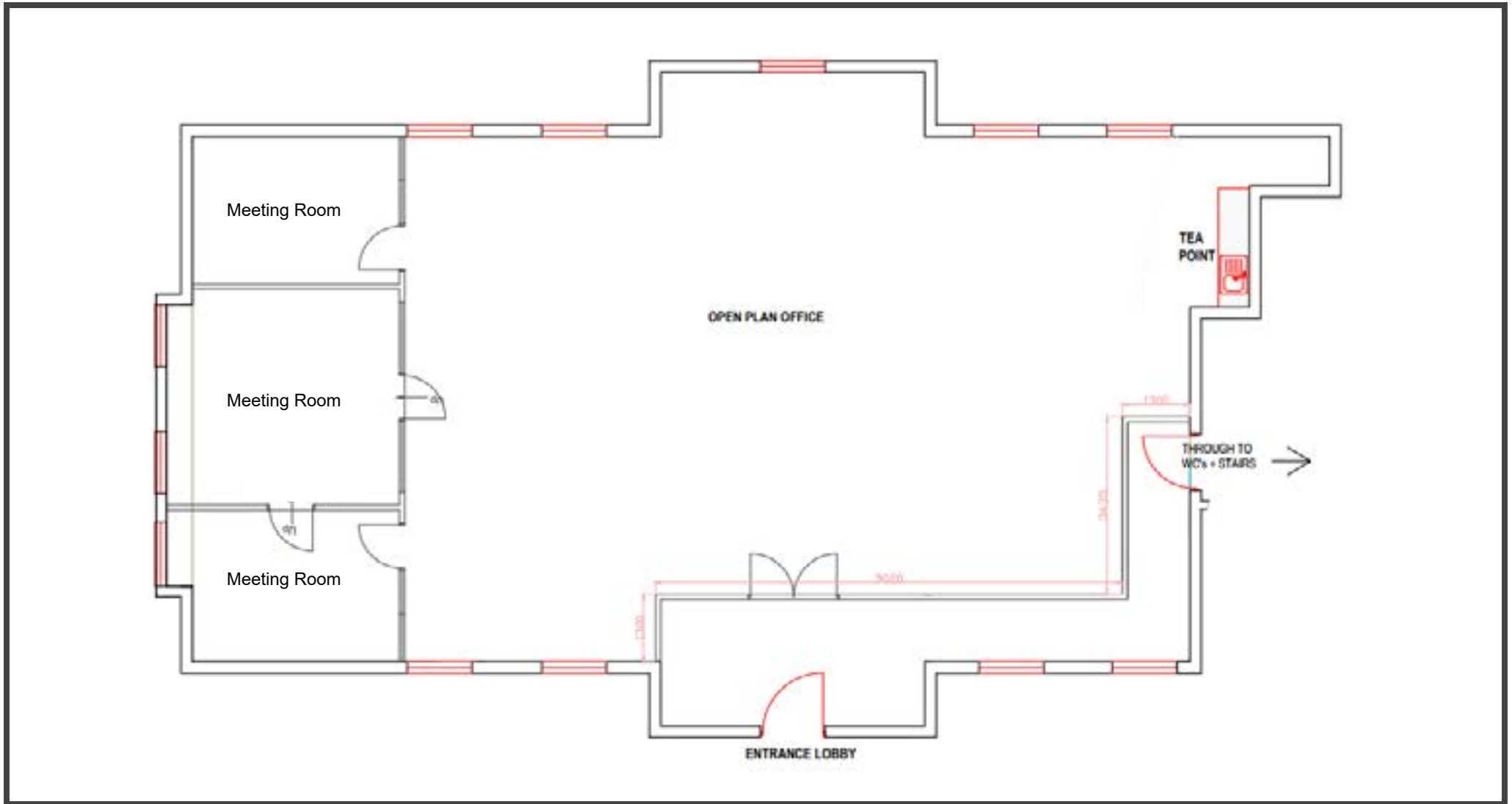
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FLOOR PLAN

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Images shown are of the newly refurbished first floor, with a similar specification achievable on the ground floor.



GALLERY

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AERIAL VIEW

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Viewing & further information

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Proposal:

Ground Floor, Unit 2, Bramley Grange, is available by way of a new full repairing & insuring lease for a term of years to be agreed.

Quoting Rent

£41,320 per annum. Please note that the building is not VAT elected.

Rateable Value:

Interested parties are advised to make their own enquiries with the local authority

Service Charge & Estate Charge:

Charges are payable towards the upkeep of the communal courtyard, car parking and communal building facilities. Further details upon request.

EPC:

Rating B (39). A full copy of the certificate is available upon request.

VAT:

The building is not VAT elected. VAT is not applicable.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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