

TO LET – MODERN 2-STOREY DETACHED BUILDING WITH FLEXIBLE COMMERCIAL USE

c.1,260 ft²

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

75 OTLEY ROAD, HEADINGLEY, LEEDS, LS6 3PS

**AVAILABLE
from MARCH 2027**



- ◇ Attractive modern self-contained premises with landscaped gardens & paved areas to the front
- ◇ Currently fitted out for offices
- ◇ Approx. 1,260 ft² over ground and first floors
- ◇ Excellent signage and branding opportunities in very prominent position on Otley Road
- ◇ Suitable for a variety of uses incl office, agency, clinic, medical, wellbeing and other Class E uses (STP & licensing)
- ◇ Attractive mezzanine floor with balcony over double-height entrance
- ◇ Highly prominent position in the heart of Headingley

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DESCRIPTION



Images of current fit-out

- 75 Otley Road is a modern converted 2-storey detached property comprising ground and first floor mezzanine premises.
- 3 x parking permits are offered with the property on adjacent local streets.
- The property offers an attractive and unique landscaped external terrace to the front which can be used for external seating.
- Internally the unit benefits from feature full-height entrance doors and full-height glazing to each wing on the front.
- There is a kitchenette on the first floor.
- Air conditioning is installed in the main office areas and on the mezzanine floor.
- The building stands out due to its modern construction, with characterful red brick and dark wood stain cladding to the front elevation.
- Wood cladding and white open rafter beams add character to the internal space.
- The property sits within one of Headingley's busiest commercial locations, with occupiers spanning retail, leisure, hospitality and professional services.

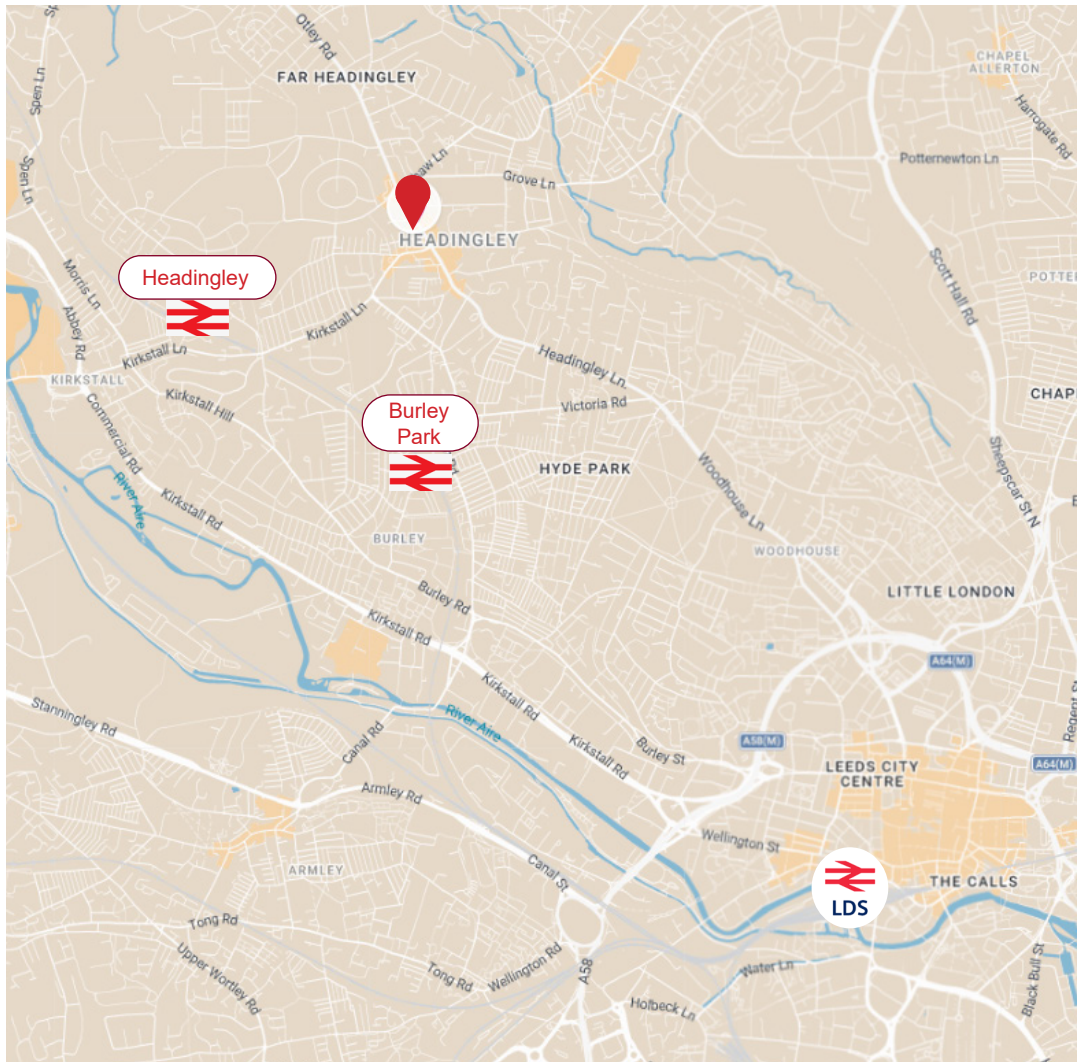


Scope for external seating

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LOCATION



The property occupies a prominent roadside position on Otley Road (A660), one of the principal arterial routes connecting Leeds City Centre with Headingley and North Leeds. The property benefits from exceptional visibility to passing vehicular and pedestrian traffic.

Located 3 miles north-west of Leeds city centre, Headingley is regarded as one of the city's most established commercial and residential districts.

It is one of the most popular suburban destinations in Leeds and provides a vibrant mix of retail, leisure and professional occupiers.

The area is well served by public transport and is within walking distance of both Headingley and Burley Park railway stations.

The surrounding area benefits from a strong residential catchment, significant student population, and a growing community of young professionals.

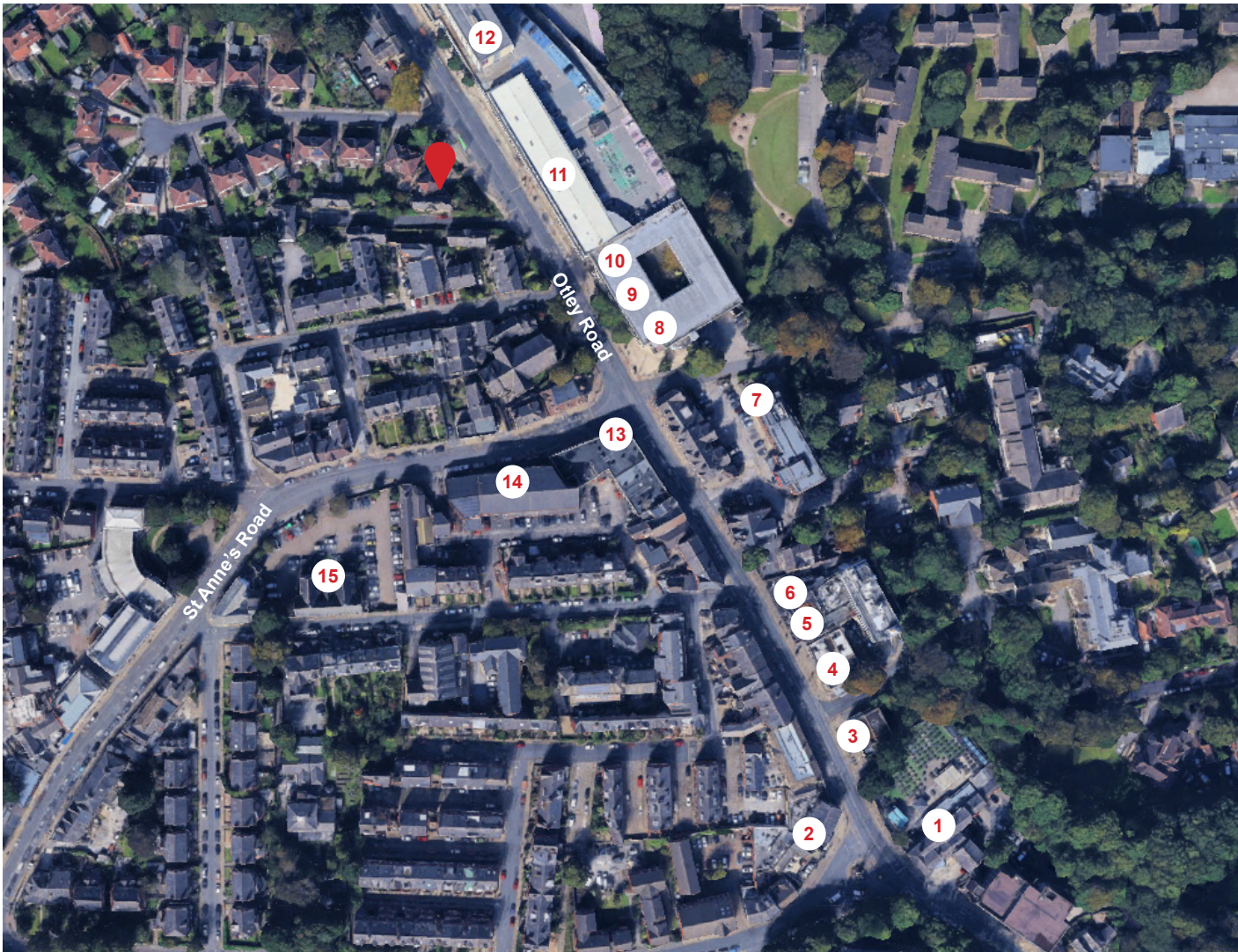
The area benefits from:

- Excellent connectivity to Leeds City Centre
- Strong student population from the University of Leeds and Leeds Beckett University
- High levels of pedestrian activity throughout the day and evening
- Significant residential population
- Strong mix of national and independent operators
- The property's highly visible location makes it suitable for a range of occupiers seeking a strong roadside presence.

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LOCATION



KEY

1. The Original Oak (pub)
2. The Skyrack (pub)
3. Morrisons Local
4. TADA (Japanese)
5. Fat Hippo
6. BOX
7. Nando's
8. Rudy's Pizza
9. Pizza Express
10. McDonald's
11. Sainsbury's
12. Premier Inn
13. Caffè Nero
14. Post Office
15. Headingley Taps

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LOCATION

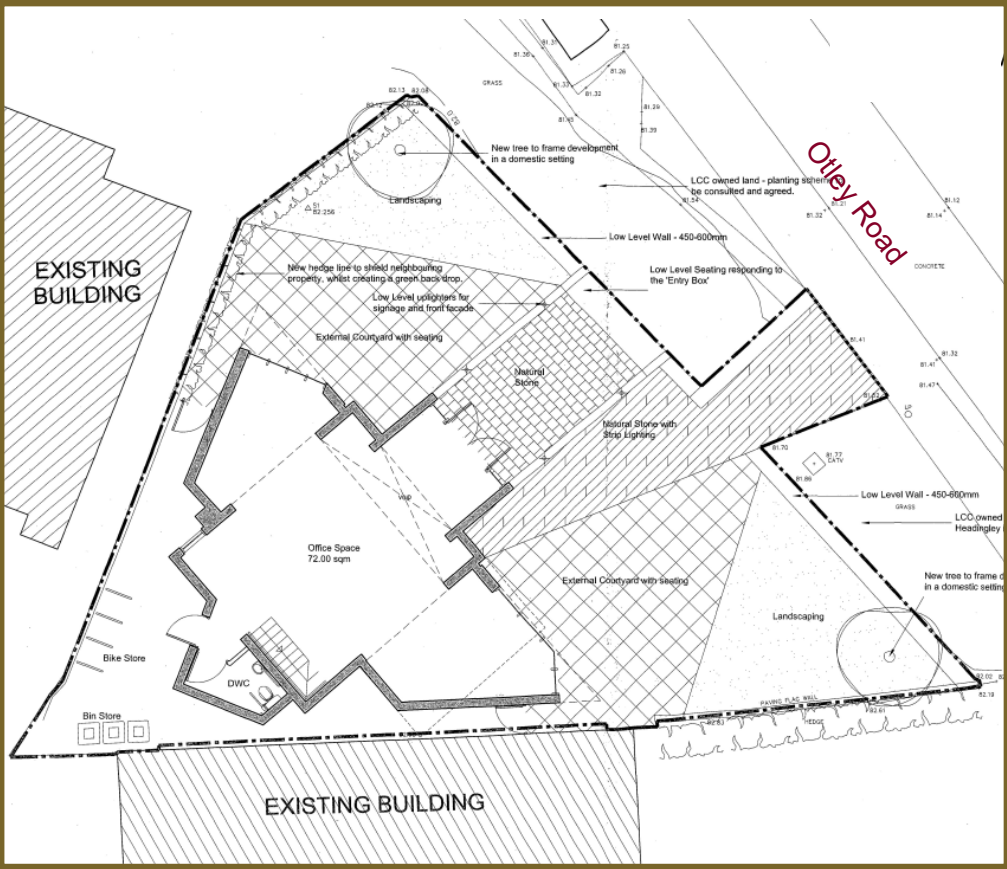


More than 60% of the residents in Headingley are university students. It is one of Leeds' most famous student districts, serving a massive portion of the roughly 80,000 students across the city's higher education institutions, including the nearby University of Leeds and Leeds Beckett University.

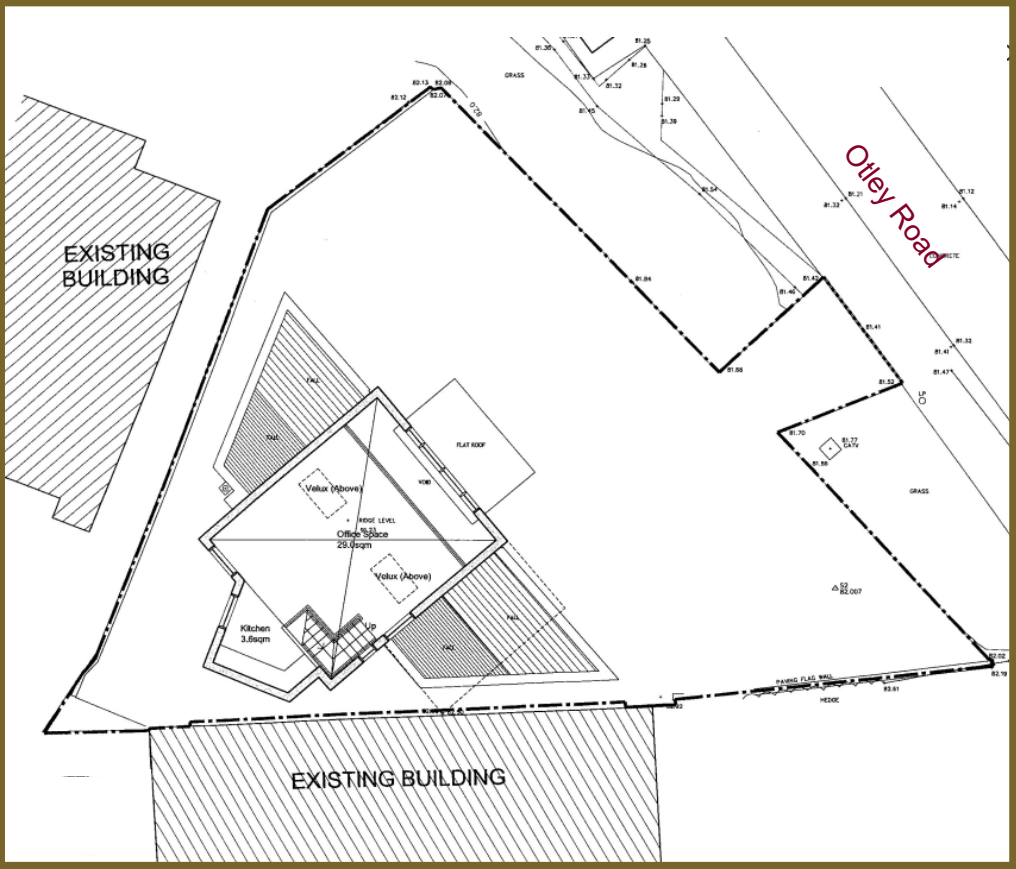
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FLOOR PLANS



Ground Floor



First Floor

Accommodation

The available accommodation has been measured to have the following approximate gross internal floor areas:

Floor	Ft² (GIA)	M² (GIA)
Ground	790	73.4
First	470	43.6
Total	1,260	117.0

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Viewing & further information

Please contact the sole letting agents:

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Proposal

Quoting Rent:

£40,000 per annum

Tenure:

New FRI lease for a term of years to be agreed

Rateable Value:

£14,000

We advise any interested parties to make enquires with Leeds City Council. Qualifying businesses will benefit from small business rates relief.

Insurance:

Insurance for 2026 is £500 pa (excluding VAT)

VAT

The property is elected to charge VAT.

EPC:

The property has an EPC rating of B. A full copy of the certificate is available upon request.

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.

Brochure Prepared September 2026