

OFFICE TO LET

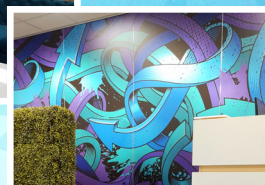
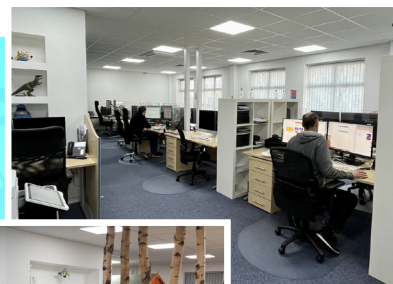
# MANOR HOUSE

1 MANOR STREET, LEEDS LS7 1PZ

- Modern **air conditioned** offices
- **Excellent access** to Leeds City centre and motorway network
- Dedicated parking in **secure car park**

**First Floor 1,828 sq.ft**

(plus an optional large basement room)





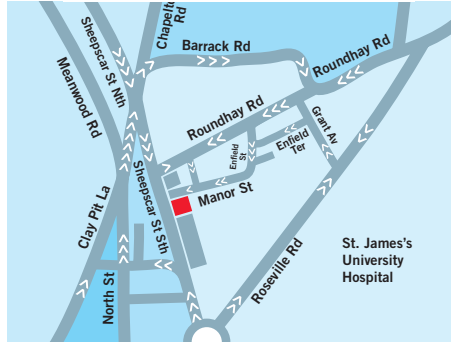
# MANOR HOUSE

1 MANOR STREET, LEEDS LS7 1PZ

## Location

Manor House is a distinctive building situated in an extremely prominent position fronting onto Sheepscar Street South and overlooking one of the busiest road intersections in Leeds.

Accessed off Roundhay Road, via Manor Street, Manor House is ideally situated for quick access to and from Leeds City centre, all north Leeds suburbs and the national motorway network via the nearby Inner Ring Road.



## Description

Manor House is a modern self-contained 3-storey office building with extensive additional lower ground floor storage.

Manor House offers flexible office accommodation across its ground, first and second floors, all benefiting from excellent natural light.

## Parking

Manor House benefits from its own private, gated and fenced secure car park with 4 car parking spaces allocated to each floor.

On-street parking is available outside the property on Manor Street.

## Terms

Each floor at Manor House is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

## Rates

Manor House will need to be re-assessed for rating purposes on a floor by floor basis.

## Specification

Manor House benefits from the following features:

- Air conditioning (cooling & heating)
- Open plan accommodation
- Each floor fitted with a modern kitchen area
- Perimeter trunking
- Sealed-unit double glazing
- Excellent natural light
- Carpeting throughout
- Suspended ceilings
- Gas fired central heating
- Passenger lift serving all floors
- Male & female toilets on each floor
- Disabled access and facilities
- Access to high-speed optical broadband (FTTP)
- Phone entry system
- CCTV & monitored security alarm
- Security shutters on ground & first floor

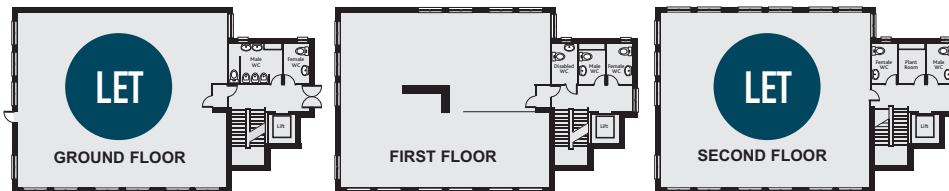
## Accommodation

Net internal office areas:

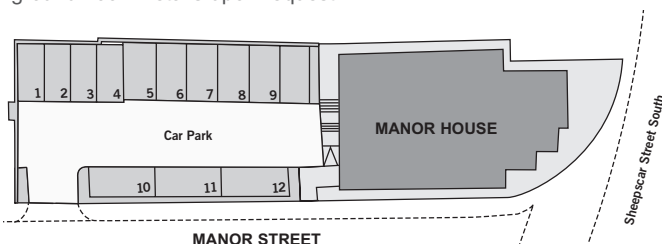
**Ground Floor** - Let to:  
Solace.

**First Floor** - To Let as a  
whole floor 1,828 sq.ft.

**Second Floor** - Let to:  
Spiral Communications.



Manor House is let on a floor by floor basis. Additional storage space is located on the lower ground floor. Details upon request.



### Important Notice:

These details were compiled on 1st May 2024 and whilst every reasonable effort has been made to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Design by spiralcom.co.uk



**To arrange a viewing or to obtain any further information please contact the letting agents:**  
Robin Beagley (WSB), James Jackson / Clem McDowell (Carter Towler)