



**TO LET**

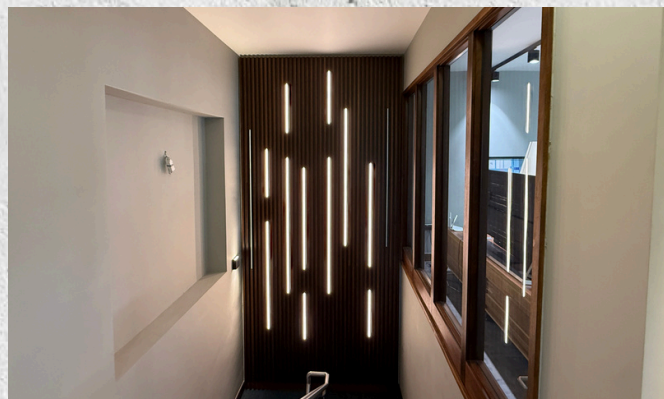
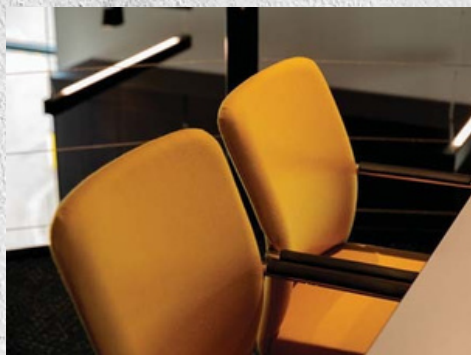
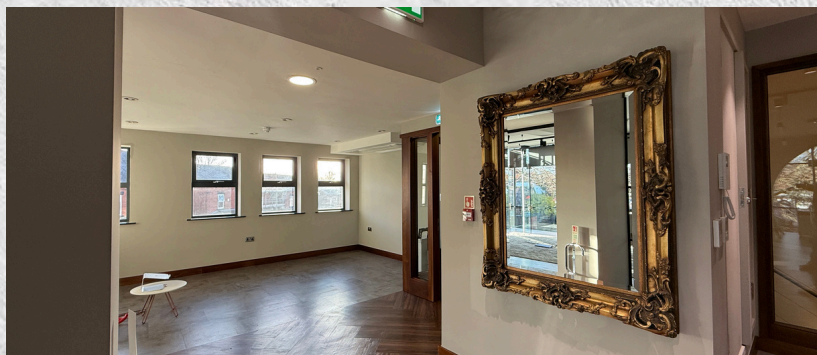
**CONTEMPORARY OFFICE SUITE**

**1st FLOOR - 1,850 SQ FT**

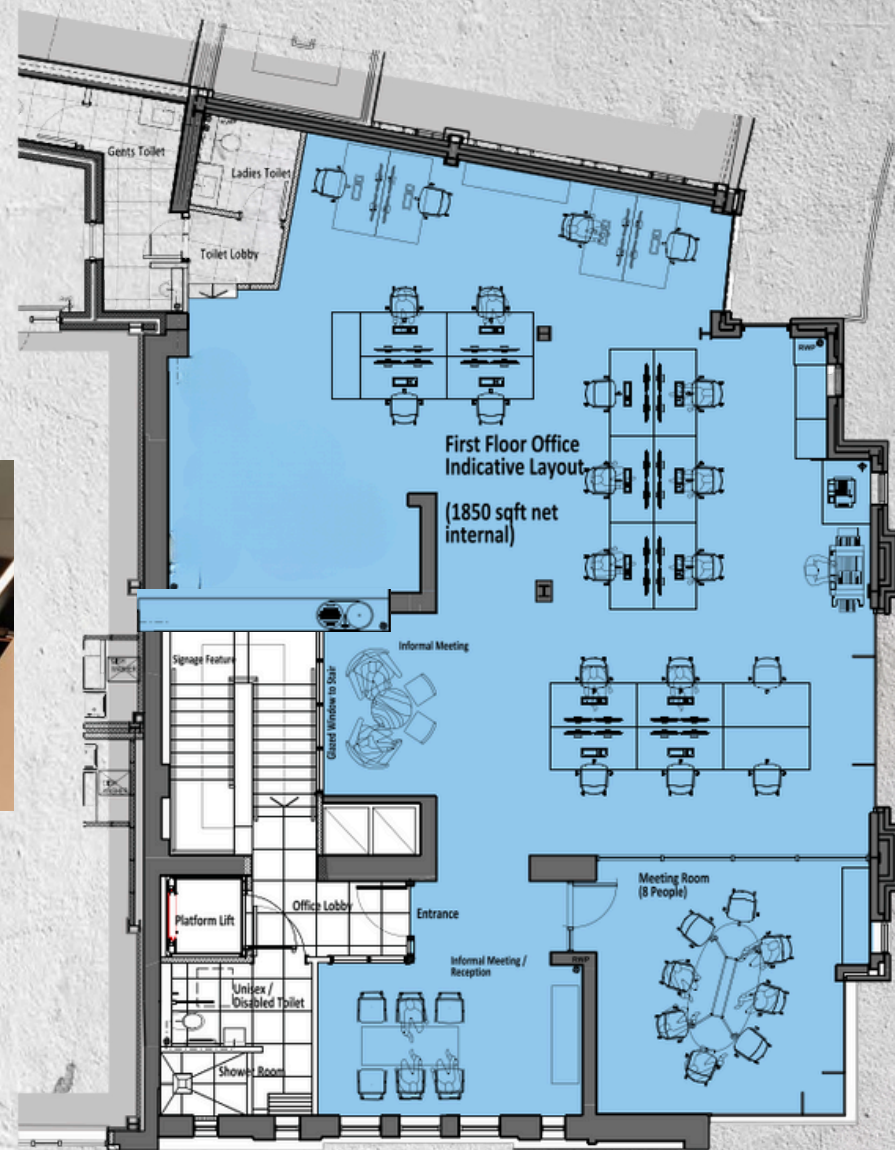
**38 NORTH LANE, HEADINGLEY, LEEDS LS6 3HU**

**38** NORTH  
LANE





## FIRST FLOOR PLAN



**38 NORTH LANE**





## DESCRIPTION

Positioned prominently on North Lane, this striking first-floor office suite boasts an impressive full-height glazed frontage, offering exceptional natural light. Accessed via a dedicated private entrance, the space is reached by both lift and stairs.

Inside, the suite delivers a contemporary and inspiring working environment, designed to meet the demands of modern business. The high-quality specification includes:

- A private external terrace
- Energy-efficient LED lighting
- Comfort cooling & air conditioning throughout
- Stylish male and female WCs and shower facilities
- Passenger lift access for full DDA accessibility

Providing impress workspace, 38 North Lane offers the perfect blend of style, functionality, and location.

## ACCOMMODATION

The 1st floor office at 38 North Lane provides 1,850 sq ft of contemporary office space.

The suite also benefits from allocated car parking.

## TERMS

The suite is offered by way of a new lease on terms to be agreed. Further information available from the letting agents.

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWINGS & FURTHER INFORMATION

To arrange a viewing of for further information, contact the joint letting agents WSB or Fox Lloyd Jones



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## LOCATION

The property is located in the centre of the bustling residential suburb of Headingley, approximately two miles north west of the city centre. The property occupies a prominent position on North Lane, in the heart of Headingley with a wide range of leisure and retail occupiers on the doorstep