

# TO LET: 7 OTLEY ROAD, HEADINGLEY LS6 3AA

Suites ranging from 584 ft<sup>2</sup> to 994 ft<sup>2</sup>

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**0113 243 1133**

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- ◇ Office space in the heart of Headingley
- ◇ CAT A+, including meeting room & kitchen
- ◇ LED lighting
- ◇ Heating/cooling system
- ◇ Parking available
- ◇ Suitable for alternative uses (STP)

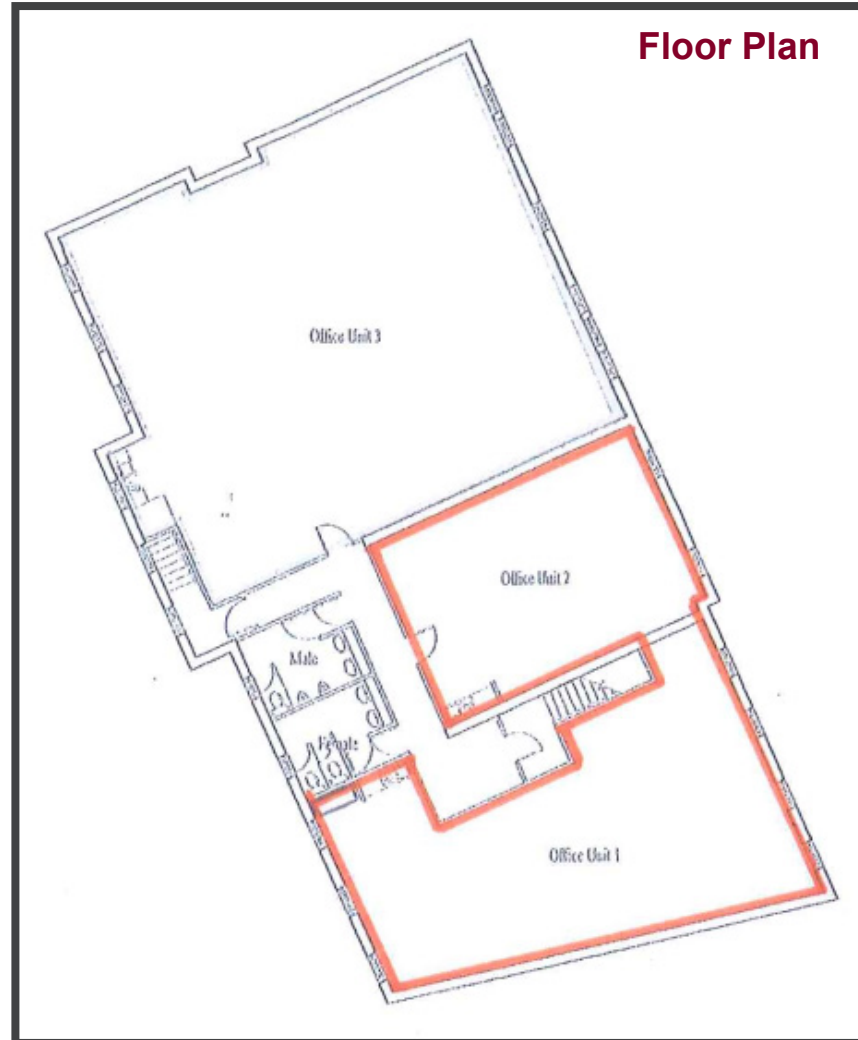
# PROPERTY DETAILS

## Description

Located at 7 Otley Road, these first-floor office suites offer flexible accommodation ranging from 584 sq ft to 1,578 sq ft. The space can be taken either as two separate suites or combined to create a larger self-contained office.

The property benefits from a bright, open-plan working environment with excellent natural light, together with kitchen facilities. The accommodation may also suit a variety of alternative uses, subject to the necessary consents.

Externally, the property benefits from 2 allocated parking spaces to the rear, with a further space available upon request.



## Accommodation (NIA)

First Floor	Sq. M.	Sq. Ft.
Suite 1	92.35	994
Suite 2	54.25	584
<b>Total</b>	<b>146.6</b>	<b>1,578</b>

7 OTLEY ROAD, HEADINGLEY LS6 3AA



# IMAGES



7 OTLEY ROAD, HEADINGLEY LS6 3AA

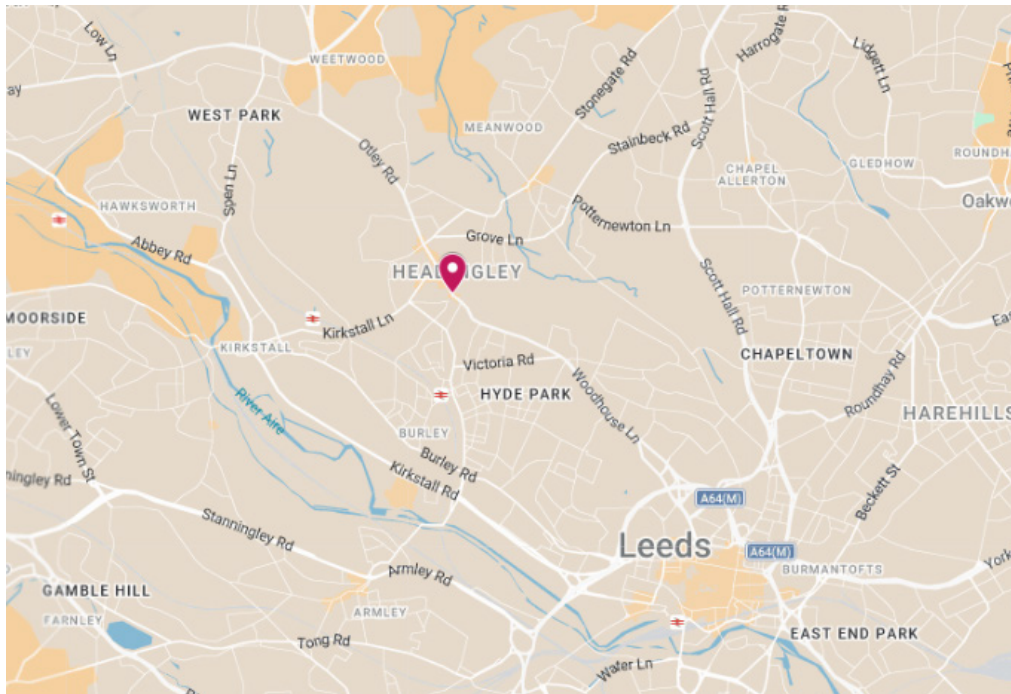
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# LOCATION

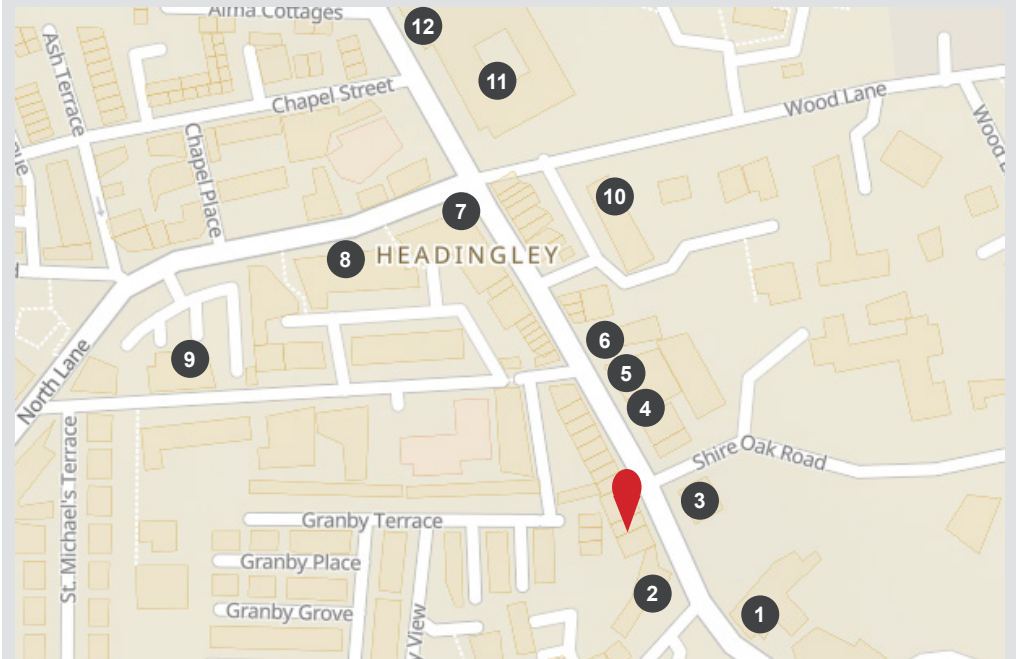
The property is conveniently situated in the heart of Headingley and therefore benefits from an abundance of amenity on its doorstep.

Headingley Central with a Premier Inn, The Gym Group, McDonald's, Rudy's Pizza, Greggs and Sainsburys, amongst others, are all within walking distance.

The location also boasts excellent connectivity with both Burley Park and Headingley Railway Stations within 1 mile, and Leeds City Centre is very accessible, just 2.5 miles south. Otley Road is a major transport corridor with frequent buses running between the city centre, Headingley and Otley, alongside a popular A660 cycle route with protected bike lanes in parts.

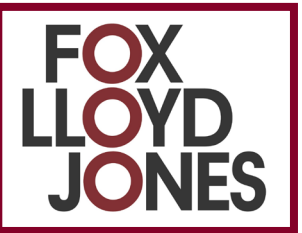


## Local Amenity



1. The Original Oak
2. Skyrack
3. Morrisons Daily
4. Tada Japanese
5. Fat Hippo
6. BOX
7. Caffè Nero
8. Post Office
9. Headingley Taps
10. Nando's
11. Headingley Central
12. Sainsbury's

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## Viewing & further information

Please contact the joint sole letting agents:

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## Terms:

The property is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

## **Rent:**

£15.00 per sq ft

## **Rateable Value:**

Rateable Value from 1 April 2026: £17,000. Interested parties are advised to make their own enquiries with the local authority.

## **VAT:**

The property is not VAT elected

## **EPC:**

Available upon request

## **Legal Costs:**

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 May 2026