



## Nicholson House

Elmete Hall, Elmete Lane, Leeds, LS8 2LJ

**The suite forms part of a sensitive conversion of Grade II listed Elmete Hall providing high quality workspace set within landscaped grounds**

**3,450 sq ft**  
(320.52 sq m)

- Self-contained ground floor office
- Set within extensive landscaped grounds
- High quality predominately open plan space
- Office space suited to a range of potential uses
- Immediately available on a new lease
- IT Floor boxes, LED lighting & air conditioning

# Nicholson House, Elmete Hall, Elmete Lane, Leeds, LS8 2LJ

## Summary

<b>Available Size</b>	3,450 sq ft
<b>Rent</b>	£13.75 per sq ft
<b>Rates Payable</b>	£4.41 per sq ft As of 1 April 2026
<b>Rateable Value</b>	£35,250
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (30)

## Description

The property forms part of Elmete Hall, a Grade II listed mansion sensitively converted into a collection of high quality office suites. The building houses established occupiers such as Getech Group and Este Plus Medical Group. The available ground floor offices offer a self contained, flexible modern workspace with existing meeting rooms, dedicated parking to the front and a setting within attractive, mature landscaping. Presented to a professional standard, the suite is well suited to occupiers seeking a prestigious, characterful base with contemporary facilities.

## Location

The offices occupy a pleasant, semi rural yet accessible position on Elmete Lane, providing convenient access to the A6120 (Ring Road Shadwell) to the north and Wetherby Road to the south, which links to the A58. The location is approximately 5 miles north east of Leeds city centre.

The site sits adjacent to Leeds Golf Course and close to Roundhay Park and Waterloo Lake, with the attractive residential suburbs of Shadwell, Alwoodley and Scarcroft readily accessible. Immediately opposite the offices is a private development of executive residential dwellings, reinforcing the area's established, high quality character. Externally, the suite benefits from 9 parking spaces and extensive landscaped grounds.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite	3,450	320.52	Available
<b>Total</b>	<b>3,450</b>	<b>320.52</b>	

## Specification

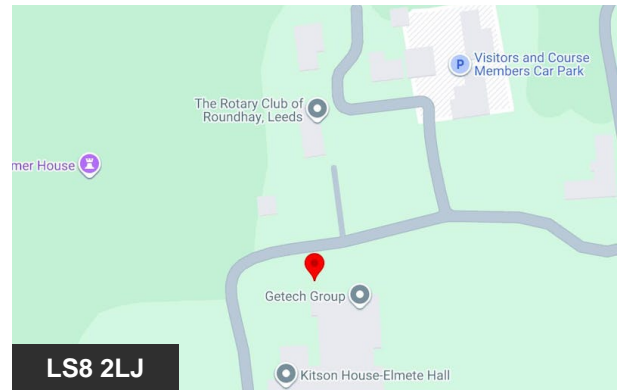
The suite offers high quality predominately open plan space, with the benefit of a selection of meeting rooms. The specification includes LED lighting, IT floor boxes, gas fired central heating and ceiling mounted air-conditioning units.

## Viewings

Viewings are by prior appointment with sole letting agents WSB Property Consultants

## Terms

The property is available to let upon an effective new full repairing and insuring lease for a term to be agreed at a quoting rent of only £13.75 sq ft (£47,500 p.a.)



## Viewing & Further Information



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