



Unit 1

Hepton Court, York Road, Leeds, LS9 6PW

Fully refurbished self-contained office space with dedicated car parking on this courtyard development close to Leeds city centre.

1,119 sq ft
(103.96 sq m)

- New triple glazed windows
- Fully refurbished throughout
- New Burmatex carpeting
- Monitored CCTV system
- Kitchen on each floor
- Convenient location - 5mins from the city centre

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Summary

Available Size	1,119 sq ft
Rent	£14 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.52 per sq ft
EPC Rating	C

Description

This fully refurbished office is located in a highly visible and accessible position on the A64 York Road, just a 5-minute drive from Leeds city centre. Situated within the sought-after Hepton Court development, which consists of 7 offices in a secure courtyard setting, this is an ideal property for businesses seeking a professional environment with excellent transport links.

The first floor office provides an efficient layout, offering open-plan workspace, perfect for team collaboration and client meetings. Recently fully refurbished with high quality Burmatex carpeting, triple-glazed windows, and stylish décor throughout the office is ready for immediate occupation. The unit enjoys allocated private parking all within a secure courtyard development with fully monitored CCTV.

Location

The property is prominently positioned on the A64 York Road, offering easy access to the M1 and A1(M) motorways, and just a 5-minute drive, 2.5mile drive to Leeds city centre. There are also excellent public transport links, with bus regular bus services to and from the city centre.

Accommodation

The accommodation comprises the following areas:

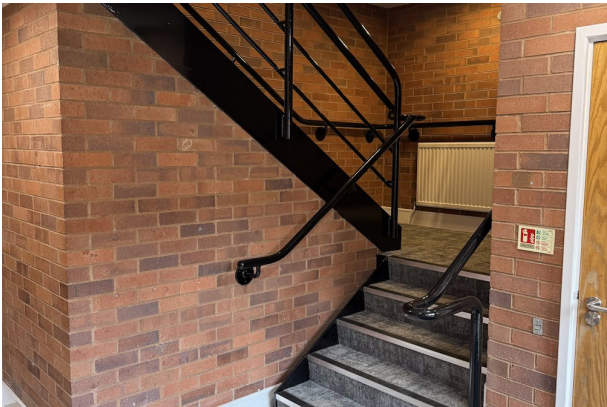
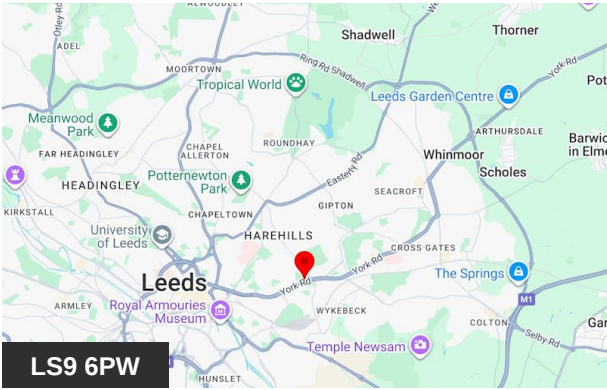
Name	sq ft	sq m	Availability
Ground - Floor	1,057	98.20	Let
1st - Floor	1,119	103.96	Available
Total	2,176	202.16	

Viewings

Viewings are via prior arrangement with the sole agents, WSB Property Consultants.

Terms

The property is available to let on a floor by floor basis at a quoting rent of £14.00 sq ft exclusive of rates, service charge and VAT.



Viewing & Further Information



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