



North Lane House

North Lane, Leeds, LS6 3HG

SMALL MODERN OFFICE SUITES SITUATED IN THE HEART OF HEADINGLEY

405 to 2,070 sq ft
(37.63 to 192.31 sq m)

- Inclusive / Flexible Lease Terms Available
- Excellent Headingley Location
- Modern Office Specification
- Lift Access
- On Site Car Parking
- 24 Hour Access

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Summary

Available Size	405 to 2,070 sq ft
Rent	£26 per sq ft Rent inclusive of the building service charge and subject to a utility levy of £2.00 per sq ft in addition to the rent
Business Rates	Subject to satisfying the usual criteria an occupier should be able to benefit from Small Business Rates Relief - please clarify with the local rating authority
Service Charge	Included within the rent
VAT	Applicable
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property is accessed directly from North Lane and is very well positioned within the retail and commercial centre of this popular north Leeds suburb. The Arndale Shopping Centre, all the main clearing banks and many restaurants and bars are all on the doorstep of North Lane House. Access to Leeds city centre (via the A660 Otley Road) is direct and all other north Leeds suburbs are within easy driving distance via the Leeds outer ring road (A6120).

Description

North Lane House is a prominent, modern 3 storey commercial building constructed with traditional brick elevations under a pitched slate roof with retail units situated at Ground Floor level and office suites above on the First and Second Floors. The office accommodation is accessed from North Lane via a modern reception area and benefits from the following specification features: -

- Fully carpeted & decorated
- Suspended ceilings
- Perimeter trunking for data/cabling
- Gas fired central heating
- Kitchen facilities
- Passenger lift access

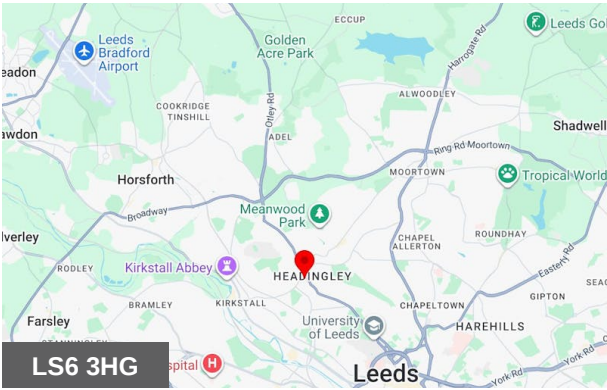
Accommodation

The available accommodation provides the following net internal floor areas: -

Name	sq ft	sq m	Availability
1st - Suite 1A	450	41.81	Available
1st - Suite 1B	450	41.81	Available
2nd - Suite 2A	480	44.59	Under Offer
2nd - Suite 2B	405	37.63	Available
2nd - Suite 2C	310	28.80	Available
1st - Suite 1C	455	42.27	Coming Soon
Total	2,550	236.91	

Terms

The suites are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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