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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

GOOD QUALITY FIRST FLOOR OFFICES WITH PARKING

1,165 sq.ft. and 2,535 sq.ft.



**CHAPEL ALLERTON HOUSE
114 HARROGATE ROAD
CHAPEL ALLERTON
LEEDS
LS7 4NY**

Coronet House, Queen Street, Leeds LS1 2TW
fax: 0113 244 4175
enquiries@cartertowler.co.uk

0113 245 1447

**Chapel Allerton House,
114 Harrogate Road,
Leeds LS7 4NY**



LOCATION

Chapel Allerton House is prominently positioned fronting Harrogate Road in the heart of one of north Leeds most popular locations. Chapel Allerton is approximately 3 miles north of Leeds city centre and is easily accessible from the City Centre via the A61 Harrogate Road.

Chapel Allerton is an increasingly popular residential and commercial location which has undergone rapid expansion in recent years and is now home to a number of national and local businesses, retail and leisure operators, bars and restaurants.

DESCRIPTION

The subject property forms part of the Chapel Allerton District Centre, a two storey brick built mixed use building with office accommodation at first floor level and retail units on the ground floor.

The specification of each available suite includes the following features:-

- **Comfort cooling (Suite 1b only)**
- New carpets & decorations
- 3 compartment perimeter trunking
- Modern suspended ceilings
- Kitchen facilities
- Gas central heating
- Front door entry intercom system
- LED lighting (Suite 1b only)
- Cat II fluorescent lighting (Suite 3)

ACCOMMODATION

Suite 1a	-	Let to Arena Entertainments
Suite 1b	-	1,165 sq.ft.
Suite 1c	-	Let to Onto The Page
Suite 3	-	2,535 sq.ft.

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RATING

The suites have been assessed as Offices and Premises+ and have the following Rateable Values:-

Suite 1a	-	LET
Suite 1b	-	to be re-assessed
Suite 1c	-	LET
Suite 3	-	£20,500

PARKING

The property has a private car park to the rear of the building. The allocation for the vacant suites is:-

Suite 1a	-	LET
Suite 1b	-	5 spaces
Suite 1c	-	LET
Suite 3	-	10 spaces

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance asset rating of band C. Further information can be provided on request.

TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The rent is to be based on **£12.00 per sq ft per annum exclusive**.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents.

CARTER TOWLER LIMITED
(0113) 245 1447

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