



## TO LET

# Devonshire House

702 - 1,050 Sq Ft

- ◆ Office Suite in Popular North Leeds Location
  - ◆ Suspended ceilings
  - ◆ Cat 2 fluorescent strip lighting
  - ◆ Carpeting



Devonshire House, Devonshire Avenue  
Leeds, LS8 1AY

## LOCATION

Devonshire House is prominently situated overlooking Street Lane adjacent to its intersection with Devonshire Avenue in a very popular north Leeds suburban area midway between Moortown and Roundhay.

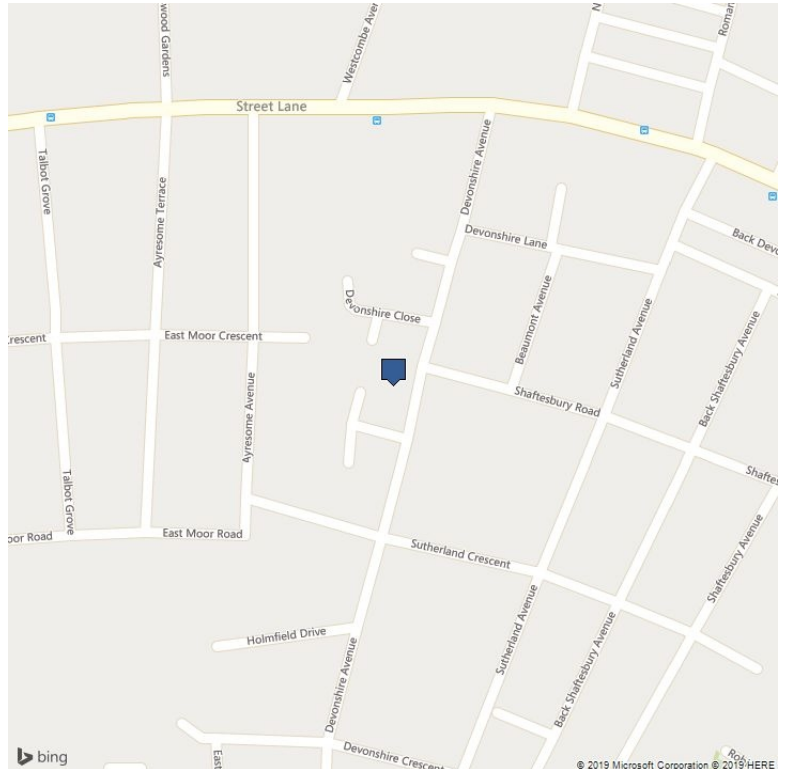
Benefitting from excellent local shopping amenities as well as various local restaurants/bars Devonshire House is easily accessible with good public transport links and connections onto the main trunk routes out of the city centre leading to Harrogate, York and Bradford.

## DESCRIPTION

Devonshire House is a substantial 3 storey office building set within its own landscaped grounds and benefiting from its own private car park.

The two suites currently available are on the 2nd floor.

- ◆ Good natural light
- ◆ Kitchen
- ◆ UPVC double-glazed windows
- ◆ Gas fired central heating



## ACCOMMODATION

The available suites provide the following net internal floor areas.

Suite 7 - 1,050 sq ft.

Suite 8 - 702 sqft.

## RATES

The available suites are currently assessed for rating purposes as "Offices and Premises" and have the following rateable value.

Suite 7 - £8,800.

Suite 8 - £5,900.

## TERMS

The commencing rental for the available suite is to be £12.00 per square foot per annum exclusive.

For viewing arrangements or to obtain further information please contact:

**Harriet Lawson**

harrietlawson@cartertowler.co.uk

**Philip Shopland-Reed**

philipsreed@cartertowler.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 05-Aug-2019.

For information on our Privacy Policy please visit our website - [www.cartertowler.co.uk](http://www.cartertowler.co.uk)

Regulated by RICS