



TO LET

Quality Office Accommodation with Parking

1,315 Sq Ft

- ◆ Prominent location
- ◆ Excellent Natural Light
- ◆ Existing Fit out
- ◆ Fully Glazed Meeting Rooms
- ◆ Kitchen facility

Regents Court, 39A Harrogate Road
Leeds, LS7 3PD

LOCATION

Regents Court is prominently situated fronting Harrogate Road in the heart of one of North Leeds most popular locations.

Chapel Allerton is located approximately 3 miles north of Leeds city centre and is easily accessible via Scott Hall Road (A61). This allows for excellent and convenient access to the major motorway networks surrounding the city of Leeds.

DESCRIPTION

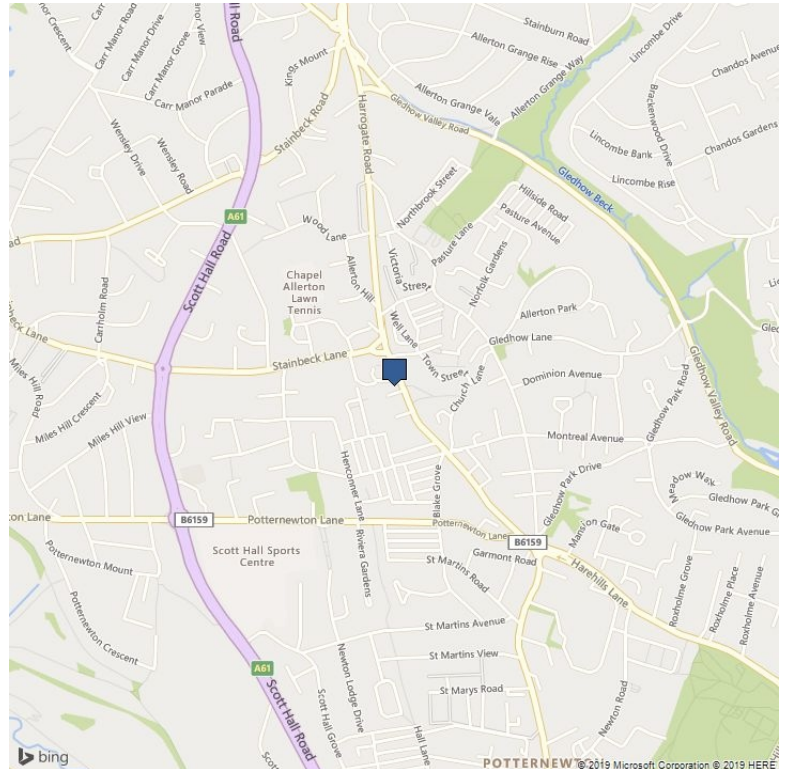
Regents Court is a two storey, brick built, mixed use building which provides good quality office accommodation on the first floor.

The suite that is currently available is suite 3 providing an open plan office environment along with 2 partitioned meeting rooms and a kitchenette. This suite benefits from excellent natural light and a modern refurbishment.

- ◆ Newly Decorated
- ◆ Suspended Ceiling
- ◆ 3 compartment perimeter trunking
- ◆ Passenger lift
- ◆ Door entry system

PARKING

Number of spaces: 6



ACCOMMODATION

Suite 3 extends to approximately 1,315 sqft.

RATES

The suite has been assessed as "Offices and Premises". The current Rateable Value is £13,250. Due to transitional relief provisions this unit may qualify for small business rates relief. Interested parties are advised to check with the Local Authority as to the current rate liability.

TERMS

The accommodation 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 £18,750 per annum exclusive.

For viewing arrangements or to obtain further information please contact:

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