

TO LET

FLEXIBLE OFFICE / CLINIC ACCOMMODATION
143 - 1,009 SQ FT



378 HARROGATE ROAD, MOORTOWN, LEEDS, LS17 6PY

PROPERTY HIGHLIGHTS:

- Flexible office / clinic rooms available over 1st & 2nd floors
- Prominent position within Moortown Corner retail parade just off Street Lane
- Located within a wealth of amenities including M&S Simply Food, Cooplands and Corner House Café
- Shared kitchen facilities with break-out / waiting area

All Enquiries:

For further information or to arrange a viewing please contact:

Zac Parker:

Zac.Parker@fjltd.co.uk

Jack Francis:

Jack.francis@fjltd.co.uk

**FOX
LLOYD
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0113 243 1133

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Location:

The property forms part of the well-established Moortown Corner retail parade, located at the junction of Street Lane and Harrogate Road.

The popular mixed use area is surrounded by a wealth of amenity, including Corner House Coffee Bar & Kitchen, M&S Simply Food, Cooplands, Barclays Bank and COOK North Leeds.

The property is highly accessible with many local travel routes including bus services and sits in close proximity to Alwoodley, Roundhay & Chapel Allerton.

Description:

Office / clinic accommodation across four rooms over 1st & 2nd floors with shared kitchen facilities & a breakout / waiting area.

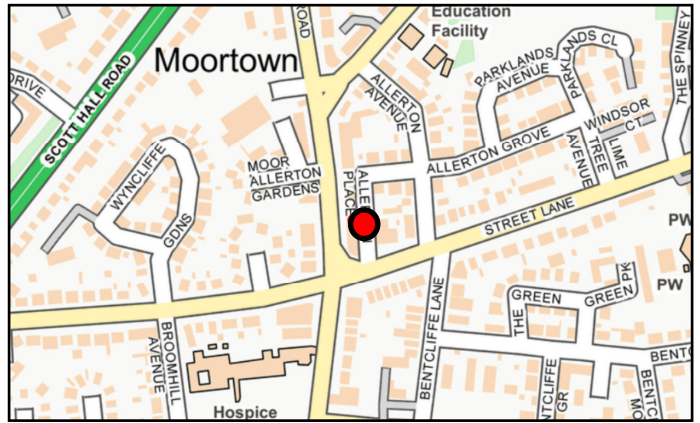
The accommodation was refurbished in January 2023 and benefits from the following specification:

- New LED lighting
- Carpeted flooring
- Perimeter trunking
- Electric storage heaters
- Shared kitchen facilities with breakout / waiting area
- Male & female WCs

Accommodation:

Available as individual rooms or as a whole:

Floor	Room	Area (sq. m)	Area (sq. ft)
First Floor	Room 1	17	185
First Floor	Room 2	13	143
Second Floor	Room 3	15	169
Second Floor	Room 4	28	304



Quoting terms:

Available by way of a new lease on flexible terms to be agreed.

Rent:

Available upon request.

EPC:

Available upon request.

Business Rates:

Prospective tenants are advised to confirm any rating liability directly with the local authority.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti Money Laundering

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Viewings and Further Information:

Viewing is by prior appointment with the sole agent:

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Room 1



Room 3



Room 4



Kitchen

Details Prepared January 2023. Subject to Contract

Misrepresentations Act:

- (1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
- (3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.