

TO LET

**HIGH QUALITY OFFICES
available on FLEXIBLE TERMS**

1,335 – 4,641 sq.ft.



- **ATTRACTIVE BUILDING**
- **GOOD NATURAL LIGHT**
- **POPULAR LOCATION**
- **ON-SITE CAR PARKING**
- **FLEXIBLE TERMS AVAILABLE**

Block D Grove House, Mansion Gate Drive,
Chapel Allerton, Leeds LS7 4DN

LOCATION

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.

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

Block D Grove House is a 3 storey, brick-built property which provides office accommodation on ground, first and second floors. The suites available are located on the first and second floors and benefit from an existing boardroom on each floor. These suites have excellent natural light and are available on flexible lease terms. The suites also benefit from the following specification:

- Ample power sockets
- Fully carpeted
- Suspended ceilings
- Intercom system
- Gas central heating
- Fluorescent lighting
- Kitchen facilities
- Shower facilities
- w/c facilities on each floor

ACCOMMODATION

Unit D Grove House provides a total of 4,641 sq ft over first and second floors with the individual floor areas being: -

First Floor Left	-	1,335 sq ft
Boardroom	-	145 sq ft
TOTAL FIRST	-	1,480 sq ft
Second Floor Whole	-	3,016 sq ft
Boardroom	-	145 sq ft
TOTAL SECOND	-	3,161 sq ft
TOTAL	-	4,641 sq ft

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PARKING

There is on-site parking available with the suites.

RATES

Please contact the sole letting agent for further information.

EPC

The property has an Energy Performance Asset Rating of "D"(76). A full copy of the certificate is available upon request.

TERMS

The suites within Unit D Grove House are available by way of a new full repairing & insuring lease (by way of a service charge) for a term to be negotiated and agreed. The commencing rent is to be based on only **£13.00 per square foot per annum**.

Flexible and short-term lease arrangements from as short as 12 months may be available.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent:-

CARTER TOWLER
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Clem McDowell
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(REF: JJ).
Details updated February 2023.

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