

TO LET

**HIGH QUALITY OFFICE SUITE
with GOOD ON-SITE PARKING**

FLEXIBLE / SHORT-TERM OPTIONS AVAILABLE

684 sq ft



- FIRST FLOOR
- EXCELLENT NATURAL LIGHT
- FULLY FITTED KITCHEN
- FITTED WITH FURNITURE
- LED LIGHTING

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 approx. 3 miles due north of Leeds City Centre and is directly accessible via the A61 Harrogate Road, which provides excellent and convenient access to Leeds City Centre and all other north Leeds suburbs.

Easily accessible by public transport (number 36 bus from Leeds City Centre to Harrogate), Chapel Allerton benefits from a wide variety of shops, cafes, bars and coffee shops making it a very popular location for commercial occupiers.

DESCRIPTION

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

The available suite provides a mainly open plan office which benefits from a high quality, kitchen facility and office furniture already being in situ (available at an additional cost). The suite also benefits from the following specification features: -

- Excellent natural light
- Fully fitted kitchen
- High quality office furniture available
- Modern suspended ceiling
- LED lighting
- 3 compartment perimeter power and data trunking
- Passenger lift access

ACCOMMODATION

The available suite provides a net internal area of **684 sq ft.**

PARKING

Specifically allocated car parking spaces are available and additional parking is available both on-street and within the adjacent supermarket car park.

RATES

We understand that the suite is assessed for rating purposes as "Offices and Premises" and has a current Rateable Value of ££7,500.

Subject to satisfying the usual criteria an occupier may be able to benefit from small business rates relief. Please contact the sole letting agents for further information.

EPC

The property has an Energy Performance Asset Rating of "D" (97). A full copy of the certificate is available upon request.

TERMS

The accommodation is available by way of a new full repairing and insuring sub-lease for a term to be negotiated and agreed. The commencing rent is to be **£11,000 per annum exclusive**.

Flexible and short-term lease options are available.

FURTHER INFORMATION / VIEWING

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

CARTER TOWLER
0113 245 1447

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