



## North Lane House, Headingley, Leeds, LS6 3HG

North Lane House is a modern 3 storey office building constructed with traditional brick elevations under a pitched slate roof with modern.

Tenure	To Let
Available Size	450 to 455 sq ft / 41.81 to 42.27 sq m
Rent	£875 - £913 Per month
EPC Rating	Upon Enquiry

### Key Points

- > Recently Refurbished
- > 24hr access
- > Excellent local amenities
- > Good quality office space
- > Excellent public transport links

## Location

The property is accessed directly off North Lane and is very well positioned within the retail and commercial centre of this popular north Leeds suburb. The Arndale Shopping Centre, all the main clearing banks and many restaurants and bars are all on the doorstep of North Lane House. Access to Leeds city centre (via the A 660 Otley Road) is direct and all other north Leeds suburbs are within easy driving distance via the Leeds outer ring road (A6120).

North Lane House benefits from an extensive local transport network with regular bus services operating within the Headingley area.

## Accommodation

Floor/Unit	Description	Size	Rent	Service Charge
1st	1B	450 sq ft	£875 Per month	£76 Per month
1st	1C	455 sq ft	£875 Per month	£75 Per month
1st	1D	470 sq ft	£913 Per month	£78 Per month

## Specification

- New suspended ceilings
- Excellent location
- New Cat 5 lighting
- New 3-compartment perimeter power/data trunking
- Passenger lift
- Break out room
- Front door intercom system

## Terms

Each suite is available by way of a new full repairing and insuring lease for a term to be agreed. Details of the commencing rental are available on application from the agent.

## Energy Performance

- First floor C66
- Second floor C60

## Headingley

Headingley is a much sought after business location and benefits from an extensive list of local amenities. A wide choice of restaurants, bars and retailers



## Viewing & Further Information



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