

# TO LET

8 HAREWOOD  
YARD,  
HAREWOOD  
HOUSE ESTATE,  
HAREWOOD,  
LEEDS, WEST  
YORKSHIRE  
LS17 9LF

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**1,357** sq ft  
**126.07** sq m

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- Modern open plan office space
  - Ample car parking
  - Set within attractive surroundings
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## LOCATION

Harewood Yard lies within the tranquil Harewood Estate and can be accessed from Weardley Lane just off the A659 Otley Road.

Harewood Yard is situated 7 miles from Leeds City Centre and Harrogate Town Centre. The Estate benefits from excellent connectivity to the A1 which is 5 miles to the east and the A1/M1 link which is situated 8 miles to the South East of Harewood Yard.

## DESCRIPTION

Harewood Yard has been converted to provide modern office accommodation set within an idyllic courtyard setting.

The available accommodation provides predominantly open-plan office space and benefits from excellent internet connectivity, 24 hour on site security and ample car parking.

The suite is available to let from August 2024.

## ACCOMMODATION

Name	Size
Total	1,357 sq ft (126.07 sq m)

## TERMS

The premises are available to let by way of a new lease on terms to be agreed. The unit will be available from August 2024.

Please contact sole agents for further information.

## RENT

The property is available for an annual rent of £27,000 per annum.

## RATEABLE VALUE

Current: £18,000

Rates Payable: £8,982

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

Available on request.

## LEGAL COSTS

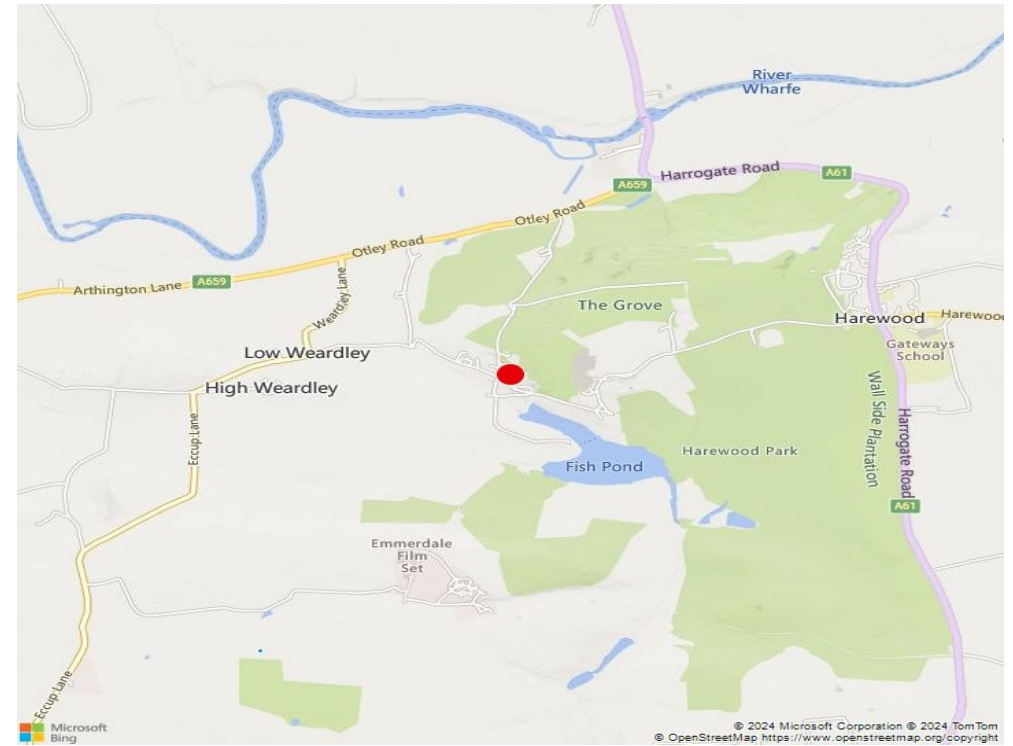
Each party to be responsible for the payment of their own legal costs.

## VAT

All costs subject to VAT at the prevailing rate where applicable.

## VIEWING

Strictly by appointment with sole agents.



## CONTACT

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