



Chapel Allerton House

114 Harrogate Road, Leeds, LS7 4NY

HIGH QUALITY OFFICE SUITES IN DESIRABLE NORTH LEEDS LOCATION

520 to 1,507 sq ft
(48.31 to 140 sq m)

- POPULAR CHAPEL ALLERTON LOCATION
- ABUNDANCE OF NEARBY AMENITIES
- ON-SITE CAR PARKING
- MODERN SPECIFICATION
- KITCHEN FACILITIES
- SECURE INTERCOM ENTRY SYSTEM

Chapel Allerton House, 114 Harrogate Road, Leeds, LS7 4NY

Summary

Available Size	520 to 1,507 sq ft
Rent	£15.95 per sq ft
VAT	Applicable
EPC Rating	Property graded as C-C (57-66)

Location

Chapel Allerton House is prominently positioned fronting Harrogate Road in the heart of one of North Leeds most popular locations. Chapel Allerton is approximately 3 miles north of Leeds city centre and is easily accessible from the City Centre via the A61 Harrogate Road.

Chapel Allerton is an extremely popular residential and commercial location and is home to a number of national and local businesses, retail and leisure operators, bars and restaurants including Caffe Nero, Starbucks, Aldi and Sukothai as well as many local operators.

Description

The Chapel Allerton District Centre is a 2-storey mixed use building of attractive masonry construction with office accommodation at first floor level and retail units on the ground floor. There are also car parking areas at the rear of the building.

The available suites are easily accessed from Harrogate Road, which serves as one of, if not the main commercial street in Chapel Allerton.

Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - 2B	1,507	140	Available
Suite - 3B	520	48.31	Available
Total	2,027	188.31	

Parking

There is on-site car parking available. Please contact the sole letting agent for further information.

Rates

The available suites have the following rateable values:

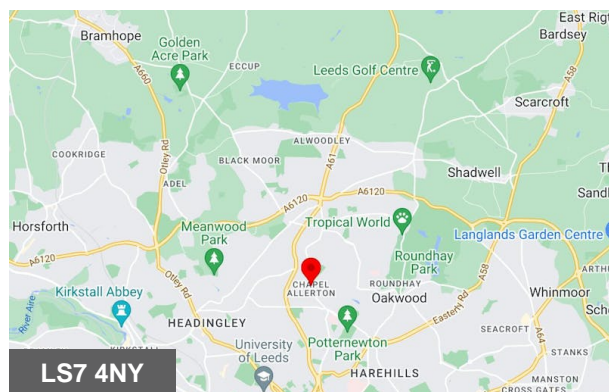
Suite 2B - £15,100

Suite 3B - £6,800

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

Terms

The available suites are available by way on a new full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



James Jackson

0113 2451447

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk