

HIGH QUALITY OFFICES IN THE HEART OF HEADINGLEY

To Let: 11,795 sq ft

- Well Connected With Great Amenities
- Unique Occupation Opportunity
- Dedicated On-Site Car Parking

LAST REMAINING SUITE



OFFICES AT
HEADINGLEY CENTRAL



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The recently rebranded Headingley Central is Headingley's prime mixed use destination, located in the heart of this affluent suburb and in close proximity to Leeds City Centre. Headingley Central is home to a 98 bedroom Premier Inn, a new gymnasium, Sainsbury's, Boots, Pizza Express and Costa Coffee as well as a host of other convenience retailers.

The Offices at Headingley Central are located on the upper floors of the property. Only 1 suite remains available and provides Grade A accommodation benefitting from great natural light and on-site parking. The suite is accessed via a main entrance and reception from the rooftop car park.

Headingley is strategically located two miles north of Leeds City Centre and a mile south of Leeds Outer Ring Road benefitting from very strong transport connections. Amenities are in abundance and all within walking distance.



Your Own Self Contained Grade A Offices



Superb Communication Links



Prominent Location



Surrounded by Amenities



On-Site Parking

A UNIQUE OPPORTUNITY IN
THE HEART OF HEADINGLEY

YOUR SPECIFIED TO YOUR REQUIREMENTS



Air Conditioning



Excellent Natural Light



Refurbished WCs



Suspended Ceilings



LED Lighting



Raised Access Flooring



Substantially Column Free Accommodation



Excellent Floor to Ceiling Height



Planning Grid Based Upon 1.5m Module



On-Site Parking



New Carpeting Throughout



New Private Entrance





YOUR OWN SUITE OF
11,795 sq ft



NEARBY AMENITIES

- | | |
|--------------------------|--------------------------------|
| 1. Nandos | 8. Assembly Bar + Kitchen |
| 2. Box | 9. Head of Steam Headingley |
| 3. Red's True Barbecue | 10. The Headingley Taps |
| 4. Caffè Nero | 11. Manahatta |
| 5. Santorini Bar & Grill | 12. Thai Sabai |
| 6. Dare Cafe | 13. Pizza Hut |
| 7. Skyrack | 14. Emerald Headingley Stadium |

HEADINGLEY CENTRAL SHOPPING CENTRE

- | | |
|---------------------|-------------|
| • Arcadia Ale House | • Costa |
| • Sainsbury's | • Boots |
| • Pizza Express | • Superdrug |
| • Premier Inn | • Wilko |
| • Greggs | |
| • KFC | |
| • Caffè Latte | |



Headingley is a thriving destination and a much sought after business location. With Leeds City Centre just two miles away and Leeds Outer Ring Road only one mile, the town is easily accessible from other local suburbs. There are numerous amenities on the doorstep including those directly adjacent at Headingley Central Shopping Centre.



Leeds City Centre - 2 miles



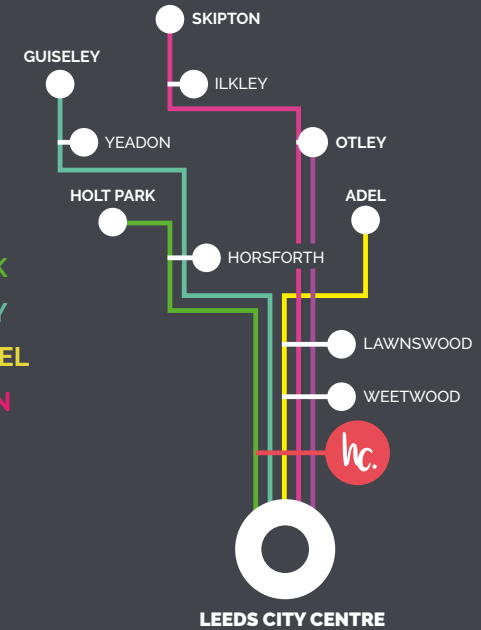
Leeds Outer Ring Road - 1 mile



Headingley Railway Station - 15-20 min walk

BUS SERVICES

- 6 - LEEDS - HOLT PARK
- 27 - LEEDS - GUISELEY
- 28 - LEEDS DOCK - ADEL
- X84 - LEEDS - SKIPTON
- X85 - LEEDS - OTLEY



RAIL SERVICES



EVERYTHING AT YOUR FINGERTIPS



A Supermarket, Coffee Shops, Restaurants, Bars, and Bus Stops all on your doorstep!

Destination	Miles
Emerald Headingley Stadium	0.25
Headingley Railway Station	1
Leeds City Centre	2
M621 (J2)	3.6



OFFICES AT
HEADINGLEY CENTRAL

PARKING

Dedicated on-site parking is available with the accommodation. Further information available from the letting agents.

EPC

Details available on request.

TERMS

The accommodation is available on a leasehold basis. Quoting terms are available on request.

FURTHER INFORMATION

For further information or to arrange a viewing, contact the joint letting Agents:

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