

TO LET

**HIGH QUALITY, AIR-CONDITIONED
OFFICE SUITE with ON-SITE PARKING**

465 sq ft



- **MODERN SPECIFICATION**
- **MEETING ROOM & KITCHEN FACILITIES**
- **ON-SITE CAR PARKING**

Margaret House, Devonshire Crescent, Roundhay, Leeds, LS8 1EP

LOCATION

Margaret House is situated at the junction of Devonshire Crescent and Devonshire Avenue just off Street Lane in a busy suburban area midway between Moortown and Roundhay, some 4 miles to the north of Leeds city centre.

This location is easily accessible with good public transport links and connections onto the main trunk routes out of the city centre leading to Harrogate, York and Wetherby.

The property is conveniently positioned within a few minutes' walk from various restaurants/bars and shops on Street Lane.

DESCRIPTION

Margaret House is a modern 2-storey office building constructed with traditional brick elevations and has been fully refurbished to provide good quality office accommodation.

The available suite benefits from the following specification features: -

- Fully carpeted & decorated
- Modern suspended ceilings
- Air conditioning system
- Energy efficient LED lighting
- Privately partitioned meeting room
- Shared male/female W/C facilities
- Shared kitchen facility
- Double glazed windows
- Gas fired central heating

ACCOMMODATION

The available suite within Margaret House is located on the **1st floor** and provides a net internal floor area of **465 sq ft**.

RATES

Subject to satisfying the usual criteria, the occupier of the available suite should qualify for Small Business Rates Relief. Further clarification is available upon request.

PARKING

There is one parking space available with each suite which is included within the rent. There is also abundant on street parking available.

EPC

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

TERMS

The available suite within Margaret House is available by way of a new full repairing & insuring lease (by way of a service charge) for a term to be negotiated and agreed.

The commencing rent is to be **£7,000 per annum exclusive**.

FURTHER INFORMATION / VIEWING

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

CARTER TOWLER
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