



Park House

Beechwoods, Roundhay, Leeds, LS8 2LQ

To Let - Ground floor office suite within this Grade II listed stone built office property situated in an attractive parkland setting

825 sq ft
(76.65 sq m)

- Well appointed ground floor suite
- LED lighting
- Attractive parkland setting
- 3 allocated parking spaces
- Offered on flexible lease terms
- Kitchen space

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Summary

Available Size	825 sq ft
Rent	£13,200 per annum
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

Park House forms part of the historic Beechwood Estate, which dates back to the 1820's. This Grade II listed former country house estate has been redeveloped and extended to provide a range of high quality self-contained office buildings. The scheme retains many of the building's original period features whilst offering an efficient modern working environment.

The Beechwood Estate sits in a prominent elevated position with long ranging views across the surrounding area. Park House, converted from one of the original outbuildings is a self-contained 2 storey office property.

The available suite comprises the entire ground floor providing well appointed office space with kitchen facilities.

The building is set within attractive landscaped grounds and offers allocated onsite car parking.

Location

The Beechwood Estate is located in Roundhay, a characterful and popular north Leeds suburb. The attractive parkland setting creates a tranquil working environment, yet this convenient location allows easy access to Leeds city centre and the wider district via the nearby Leeds outer ring road.

The Beechwood Estate is accessed via Elmete Lane, just off the Wetherby Road close to the junction with the A58. A wide range of local amenities are within easy reach in Oakwood and Roundhay on Street Lane, with the 700 acre Roundhay Park and Leeds Golf Club both close by.

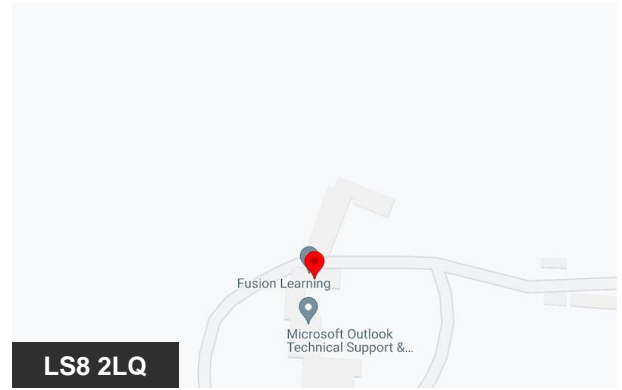
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office suite	825	76.65	Available
Total	825	76.65	

Terms

The ground floor suite is offered by way of a new lease on flexible terms at a rent of £13,200 per annum (£1,100 per month)



Viewing & Further Information



Robin Beagley BSc (Hons) MRICS

0113 2341449 | 07733895927

rbeagley@wsbproperty.co.uk