



Suite 1, Unit 3

Bramley Grange, Skeltons Lane, Leeds, LS14 3DW

A rare combination of an easily accessible location, wonderful parkland setting & quality refurbished office accommodation,

774 sq ft
(71.91 sq m)

- High quality full fitted 1st floor office
- Meeting room & kitchen area
- Extensive car parking
- Easy access via the East Leeds Orbital Route
- 24 CCTV monitoring
- Super-fast fibre internet at a small additional cost

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Summary

Available Size	774 sq ft
Rent	£19,000 per annum Inclusive of service charge & utilities
Rates Payable	£7.25 per sq ft Qualifying small business will pay no rates
Rateable Value	£11,250
VAT	Applicable
EPC Rating	Upon Enquiry

Description

Accessed via a long sweeping drive, the prestige of Bramley Grange is apparent as soon as you enter the almost 8 acre estate. Tree-lined with fields either side, the drive sweeps around the Grade-II listed building to the traditional stone built accommodation at the rear on the opposite side of the central courtyard. The attractive scheme provides a rare combination of a superb location, wonderful parkland setting and quality accommodation making Bramley Grange an ideal choice for a stylish and prestigious office.

The available suite, Office 1 on the 1st Floor of Unit 3, provides a rare opportunity to move into prestigious ready to occupy, suite of approximately 774 sq ft already fitted out with a private meeting room and its own kitchen/tea bar.

Location

Bramley Grange is a prestigious office development conveniently located off Thorner Lane just 1/4 mile from its junction with the new East Leeds Orbital Road. Less than 5 miles from the A1, Bramley Grange provides outstanding access to the North and South via the A1/M1 as well as easy access to Leeds City Centre via the A64 or A58.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	774	71.91	Available
Total	774	71.91	

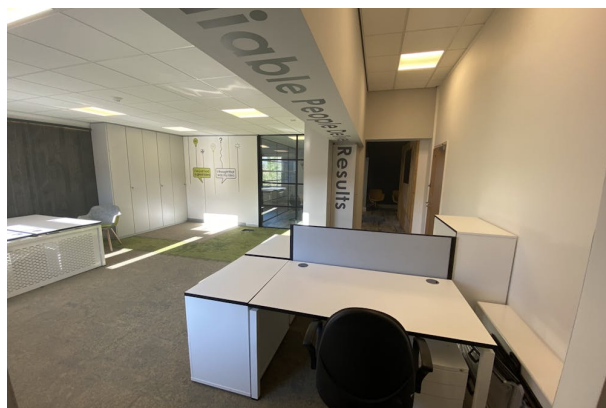
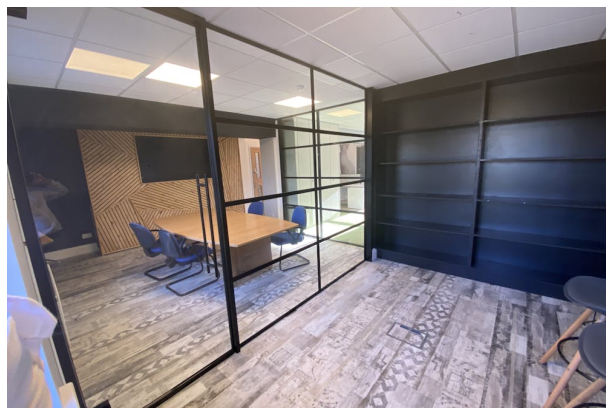
Viewings

To arrange a viewing or for further information, please contact the sole agents WSB

Terms

Office 1, Unit 3 Bramley Grange is offered by way of a new lease on an 'all-inclusive' rent of £19,000 + VAT per annum. Rent includes all utilities and service charges plus 5 parking spaces with 1 EV charging point.

With a rateable value of £11,250 qualifying businesses will pay no business rates.



Viewing & Further Information



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