



Suite 2, Chapel Allerton House

Harrogate Road, Chapel Allerton, Leeds, LS7 4NY

**A well appointed office suite
located in the heart of the
vibrant suburb of Chapel
Allerton**

1,497 sq ft
(139.08 sq m)

- Open plan office space with meeting/private offices
- Fitted kitchen/breakout area
- Air conditioning
- Suspended ceiling & recessed lighting
- Prominent location in the heart of Chapel Allerton
- Flexible lease available

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Summary

Available Size	1,497 sq ft
Rent	£19,630 per annum
Rates Payable	£5 per sq ft Based on April 2023 valuation
Rateable Value	£15,000
Service Charge	£5.25 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

Chapel Allerton House is a 2-storey brick-built mixed use building fronting Harrogate Road with office accommodation at first floor level and retail units on the ground floor.

The available office, Suite 2, is positioned at the rear of property overlooking Brantwood Street. The light and airy suite provides open plan workspace with the added benefit of 3 meeting rooms/private offices and a substantial fully fitted kitchen/breakout area.

Location

Chapel Allerton House is prominently located fronting Harrogate Road (A61) in the heart of this popular and vibrant North Leeds suburb. Chapel Allerton is approximately 3 miles north of Leeds City Centre and is easily and directly accessible both by bus and car from the city centre via the A61 Harrogate Road.

Chapel Allerton is a most popular residential and commercial location and is home to a number of national and local businesses, retail and leisure operators, bars and restaurants including Caffè Nero, Rudy's Pizza, Starbucks, Aldi as well as many local other operators.

Accommodation

The accommodation comprises the following areas:

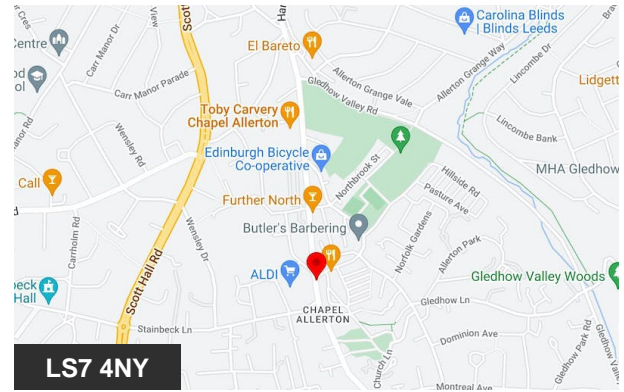
Name	sq ft	sq m	Availability
1st - Suite 2	1,497	139.08	Available
Total	1,497	139.08	

Viewings

Viewings are by prior appointment with sole letting agent WSB

Terms

The suite is offered on a flexible sub-lease or assignment, further details are available upon request.



Viewing & Further Information



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