



## Suite 3 - Arena Park

Tarn Lane, Scarcroft, Leeds, LS17 9BF

**Modern Offices To Let -  
Located in the accessible  
and popular semi-rural  
North Leeds suburb of  
Scarcroft**

**1,790 sq ft**  
(166.30 sq m)

- Air conditioning
- Office space on ground & mezzanine floor
- Self-contained suite
- Individual entrance/exit
- Attractive rural setting
- 5 Dedicated parking spaces + additional overspill spaces
- CCTV security system

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## Summary

<b>Available Size</b>	1,790 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rates Payable</b>	£5.71 per sq ft Based on 1 April 2023 revaluation
<b>Rateable Value</b>	£20,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (77)

## Description

### HOME FROM HOME STYLE WORKING

What could be better – a high quality office facility in an ideal position in the peaceful tranquillity of rural surroundings. No more city centre gridlock, just a relaxed journey to a serene countryside location. Office working has changed, the home/office hybrid working concept has become the new norm and Arena Park is the ideal solution to your office requirement.

With 8 individual, self-contained suites, Arena Park provides outstanding accommodation set in a picturesque suburb of Leeds. Each suite, spanning two floors of open plan space, can be accessed via its own external entrance/exit or alternatively, via the communal entrance area. The individual suites benefiting from both kitchen and WC facilities on each floor.

We currently have one suite available to let. Suite 3 comprises 1,790 sq ft spread over ground floor and an open mezzaine level creating stylish, contemporary office space. Externally, there are 5 dedicated on-site parking spaces as well as access to the additional overflow car park.

## Location

### LIFE MADE EASY

Arena Park is located in an attractive semi-rural location on Tarn Lane just off the A58 Wetherby Road. The superb position of Arena Park provides easy access to Leeds, Harrogate and the A1-M1 motorway links to the North and South, making Arena Park ideal for businesses that need to be on the move.

## Accommodation

The accommodation comprises the following areas:

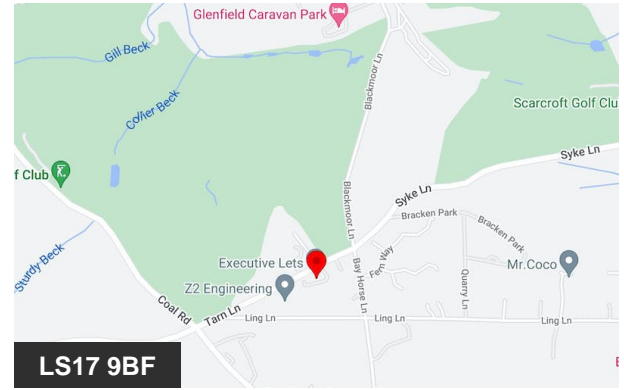
Name	sq ft	sq m	Availability
Unit - 3	1,790	166.30	Available
<b>Total</b>	<b>1,790</b>	<b>166.30</b>	

## Viewings

Viewing is by prior appointment with WSB

## Terms

Suite 3 is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at an annual rent of £22,375 + VAT per annum.



## Viewing & Further Information



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