



East Stand Offices

Headingley Stadium, St Michael's Lane, Leeds, LS6 3BR

High profile office space with extensive parking at Headingley Stadium, suitable for a range of uses. Available as a whole or floor by floor

4,559 to 14,279 sq ft
(423.54 to 1,326.56 sq m)

- Exceptional parking provision
- Flexible occupation options
- Suitable for office, education and potential medical uses
- Easy access to the city centre via nearby rail stations
- Landmark location

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Summary

Available Size	4,559 to 14,279 sq ft
Rent	£15.85 per sq ft
Business Rates	N/A
Service Charge	£11.37 per sq ft Fixed service charge inclusive of utilities & building insurance subject to annual RPI increases
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The accommodation comprises the Ground, First and Second Floors of the East Stand at Headingley Stadium, offering a blend of open-plan and cellular office space. Suitable for office, education or medical uses (subject to consents), it provides large, flexible floorplates within a distinctive and high-profile setting.

Location

The premises sit within the East Stand at Headingley Stadium, one of Leeds' most recognisable destinations, just 2 miles from the city centre. Headingley offers strong retail and leisure amenities, excellent public transport links and nearby rail stations at Headingley and Burley Park. The location provides quick access to the A660, A65 and the Leeds Outer Ring Road, ensuring efficient connectivity across Leeds and the wider region.

Accommodation

The accommodation comprises the following areas:

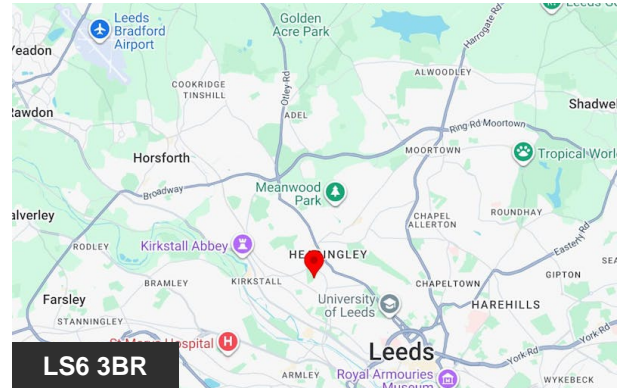
Name	sq ft	sq m	Availability
Ground - Floor	4,599	427.26	Available
1st - Floor	4,851	450.67	Available
2nd - Floor	4,829	448.63	Available
Total	14,279	1,326.56	

Terms

The accommodation is available as a whole or on a floor-by-floor basis, either by way of subletting or assignment (subject to landlord consent). The current lease expires on 31 August 2041, with a passing rent of £226,349 per annum.

Car Parking

The premises benefit from an exceptional parking allocation, with 78 spaces in total, included within the lease at no additional cost. This level of provision is significantly above typical city and fringe office ratios.



Viewing & Further Information



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