

COMMERCIAL



OFFICE TO LET FIRST FLOOR REAR SUITE

34.7m² (374 sq ft) approx.



10 NORTH LANE, HEADINGLEY, LS6 3HE

- A fully refurbished office suite to first floor rear including WC/shower facility
- Occupying a prominent position in the centre of Headingley
- Excellent amenities close by including the Headingley Central (Arndale Centre)

MISREPRESENTATION ACT 1967

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ALL PRICES & RENTS QUOTED ARE EXCLUSIVE OF V.A.T.

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LOCATION: Headingley is approximately 3 miles north west of Leeds city centre via the A660 Otley Road. North Lane is at the junction with Otley Road in the centre of Headingley opposite the Headingley Central (formerly known as the Arndale Centre).

DESCRIPTION: Accessed via a shared ground floor entrance door and lobby to the side of the building and stairs leading to the FIRST FLOOR landing.

REAR SUITE

Front room/office with kitchenette and large window. Hard flooring and neutrally decorated.

Rear room with three windows providing further office/storage space. Carpeted and neutrally decorated. Door leading to a modern fitted WC and shower facility.

Heating provided by wall mounted electric radiators.

Net Internal Area (NIA)

FRONT OFFICE	19.5m ²	(210 sq ft)	approx.
REAR OFFICE	15.2m ²	(164 sq ft)	approx.
TOTAL NIA	34.7m²	(374 sq ft)	approx.

RENT: £595 per calendar month

RATING: From the VOA website the 2026 Rateable Value is £3,900 under the description of surgery and premises

This is not what you pay and is **eligible for 100% small business rates relief** for qualifying Tenants. Interested parties should make their own enquiries with Leeds City Council – Business Rates Department regarding the amount payable.

LEASE: Offered on an effectively Full Repairing and Insuring (FRI) Lease for a term of years by negotiation.

LEGAL COSTS: The Tenant to make a fixed contribution towards the Landlords legal costs in granting a Lease.

EPC: Cert No. 7855-0919-6969-2244-5910
Rating: 99 'D'

VIEWING: By appointment through this office:
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