



# North Lane House

Headingley, Leeds, LS6 3HG



High quality all inclusive offices in the heart of Headingley

**To Let** from 310 - 2,805 sq.ft.



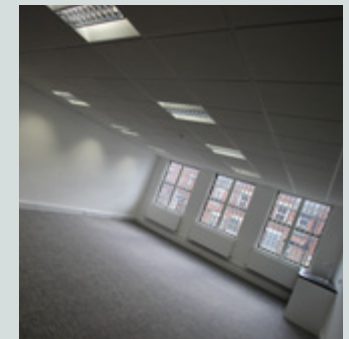
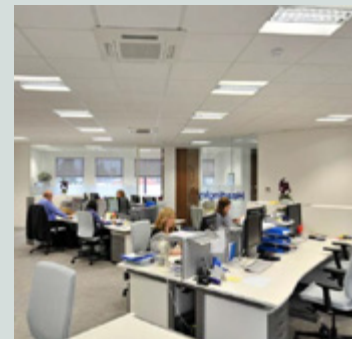
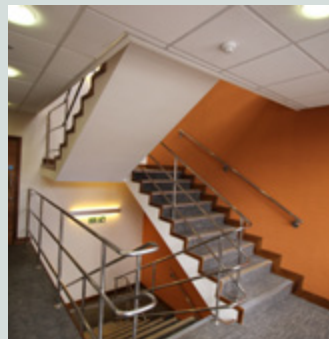
## Description



North Lane House is a modern 3 storey office building constructed with traditional brick elevations under a pitched slate roof with modern, low maintenance, aluminium framed windows.

- Suites available with furniture
- 24 hour access
- 12 month leases available
- Move in within 24 hours
- Fully inclusive rents
- Recently refurbished

# Description





Location



# Location

The property is accessed directly off North Lane and is very well positioned within the retail and commercial centre of this popular north Leeds suburb. The Arndale Shopping Centre, all the main clearing banks and many restaurants and bars are all on the doorstep of North Lane House.

Access to Leeds city centre (via the A660 Otley Road) is direct and all other north Leeds suburbs are within easy driving distance via the Leeds outer ring road (A6120).

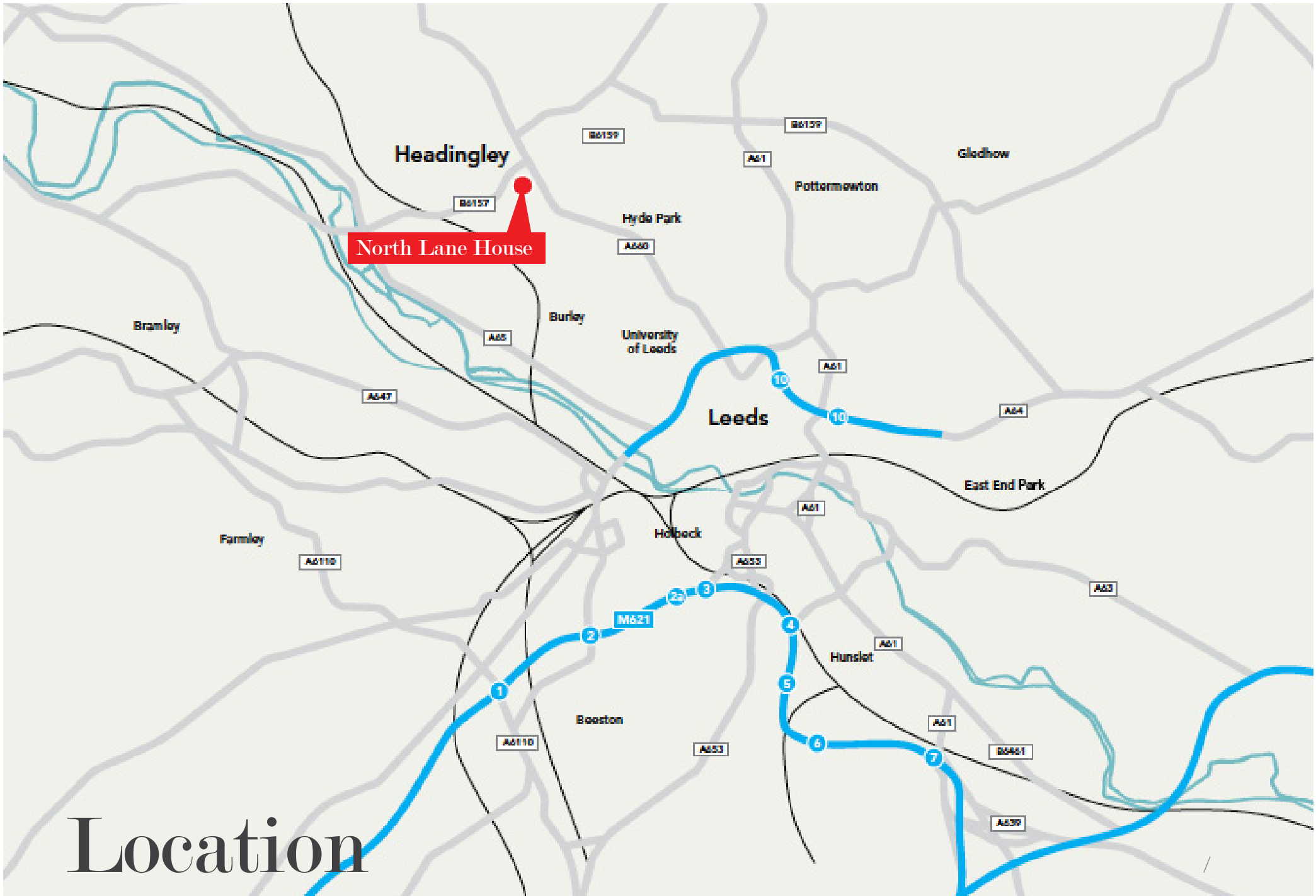
## Transport

North Lane House benefits from an extensive local transport network with regular bus services operating within the Headingley area.

These include service nos 1, 6, 28, 28b, 19, 19a, 38, 56, X84, 91, 91a, 95 and 97.

Full timetable and route information can be found at [www.wymetro.com](http://www.wymetro.com).

Local rail links can be accessed via Headingley Station, a 12 minute walk from the building.



North Lane House

Location





Location



## Accommodation

### **PARKING**

There are private car parking spaces to the rear of the building specifically allocated for the office occupiers. Further information on availability can be obtained from the agent.

# Accommodation



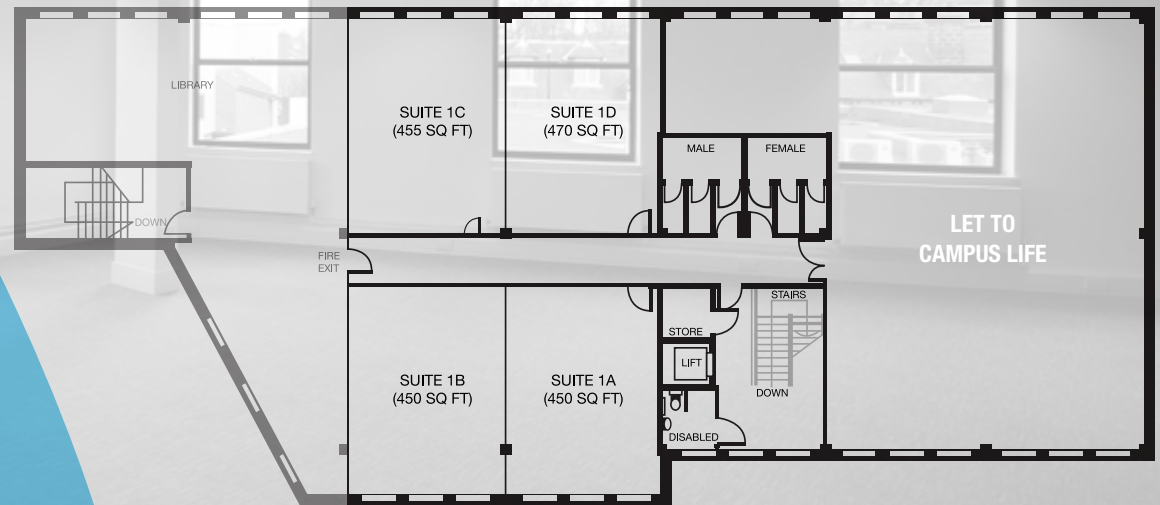
### **SPECIFICATION**

Following a comprehensive refurbishment the offices now benefit from the following specification features:

- New carpeting throughout
- New suspended ceilings
- New Cat 5 lighting
- Shared male/female w/c facilities
- New 3-compartment perimeter power/data trunking
- Passenger lift
- Gas central heating
- Front door intercom system

1ST FLOOR	SIZE (M <sup>2</sup> )	SIZE (FT <sup>2</sup> )
Suite 1A	41.81	450
Suite 1B	41.81	450
Suite 1C	42.27	455
Suite 1D	43.66	470

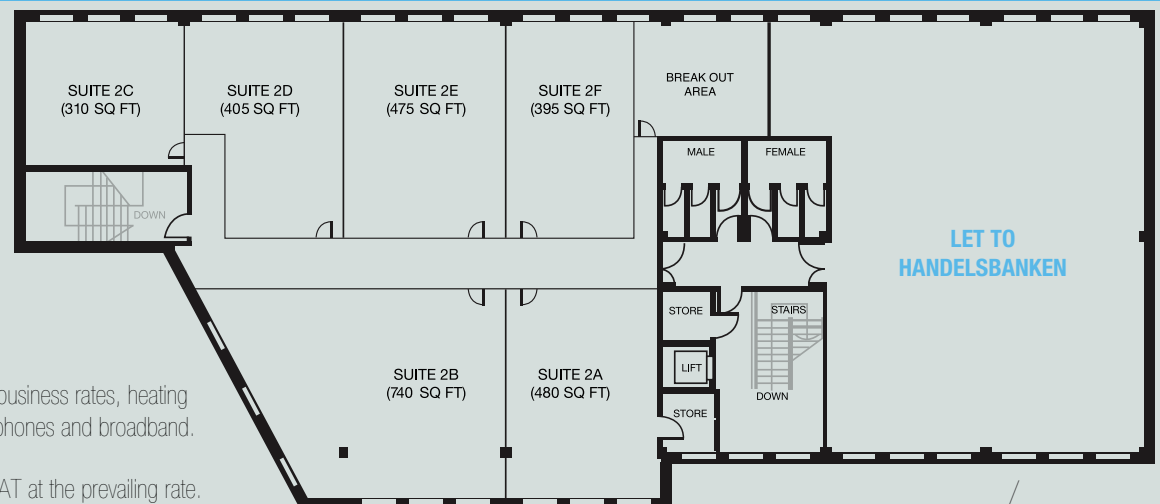
## FIRST FLOOR



# Floor plans

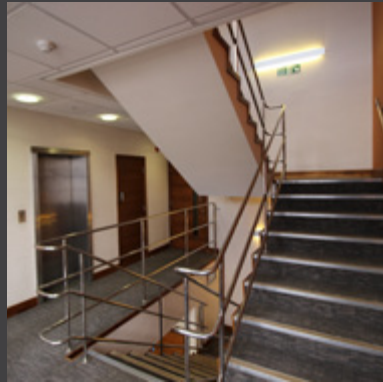
2ND FLOOR	SIZE (M <sup>2</sup> )	SIZE (FT <sup>2</sup> )
Suite 2A	44.59	480
Suite 2B	68.75	740
Suite 2C	28.80	310
Suite 2D	37.62	405
Suite 2E	44.13	475
Suite 2F	36.70	395
Break out area	21.37	230

## SECOND FLOOR



Business Centre rents include business rates, heating and electricity but exclude telephones and broadband.

All charges will be subject to VAT at the prevailing rate.



# Gallery





Amenities

# Amenities

Headingley is a much sought after business location and benefits from an extensive list of local amenities. A wide choice of restaurants, bars and retailers includes the following:

## Restaurants

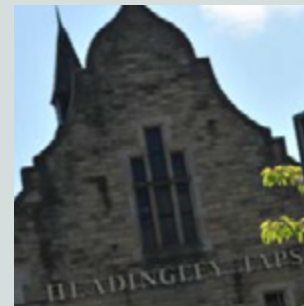
Salvos/Trio/Sukhothai/Pizza Express/KFC

## Pubs / Bars / Coffee Bars

The Box/The Headingley Taps/The Arc/Skyrack/Costa/Starbucks

## Retailers

Sainsburys/Boots/Superdrug/Wilkinsons/Clinton Cards/Carphone Warehouse/All main banks



## TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be agreed. Details of the commencing rental are available on application from the agent.

## RATES

Information on the current rateable values can be obtained from the agent.

## EPC

First floor C66

Second floor C60

Full EPC ratings are available upon request.

## VIEWING

For viewing and further information, please contact the agent.

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