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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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Stoneacre COMMERCIAL

Stoneacre Properties
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Devonshire House, Street Lane, LS8 1AY £11,950 (From) Per Annum

Office suite / work space within Devonshire House set within its own landscaped grounds and benefitting from its own private car park prominently situated overlooking Street Lane adjacent to its intersection with Devonshire Avenue in a very popular north Leeds suburb midway between Moortown and Roundhay.

It is close to excellent local shopping amenities as well as various local restaurants/bars. Devonshire House is easily accessible with good public transport links and connections onto the main trunk routes out of the city centre leading to Harrogate, York and Bradford.

- 1134 sq ft
- Secure Office Suite
- Fantastic Location
- Gas Central Heating
- Upvc Double Glazing
- kitchenette
- 3 Private Parking Bays

LOCATION

Devonshire House is prominently situated overlooking Street Lane adjacent to its intersection with Devonshire Avenue in a very popular north Leeds suburb midway between Moortown and Roundhay.

Benefiting from excellent local shopping amenities as well as various local restaurants/bars, Devonshire House is easily accessible with good public transport links and connections onto the main trunk routes out of the city centre leading to Harrogate, York and Bradford.

DESCRIPTION

Devonshire House is a substantial 3 storey office building set within its own landscaped grounds with its own private car park. The available suite is on the 2nd floor and enjoys from the following specification features:-

- Gas fired central heating
- Carpeting
- UPVC double-glazed windows
- Good natural light
- 3 parking bays

ACCOMMODATION

The office suite provides a net internal area of:-
1134 sq.ft. 105.40 m²

Plus extra floor space extending under the eaves.

The space provides sectioned areas to include offices, work areas, meeting rooms, kitchenette, reception area and storage.

W/C's are shared with other offices.

There are 3 car spaces allocated to the office.

TERMS

The office suite is available by way of a new lease for a term to be agreed.

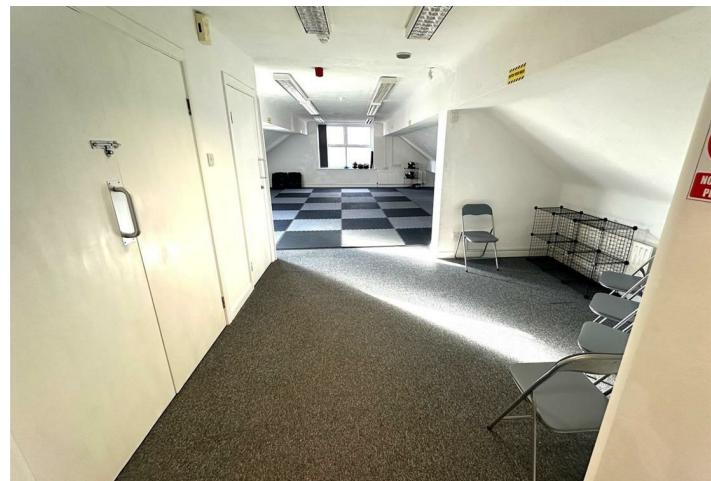
Short-term and flexible lease arrangements may be available.

The commencing rental is £11.950 plus VAT.

SERVICE CHARGE

£5,000 per annum

to include property maintenance, building insurance, cleaning & maintenance of common areas, w/c's, gardening etc.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
9969-3059-0240-0590-5525
Rating E-121

This can be viewed on www.gov.uk/find-energy-certificate.

BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:- £9,200 RV.

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details amended July 2025

