


Stoneacre
COMMERCIAL

Stoneacre Properties
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West Yorkshire
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www.stoneacreproperties.co.uk



2a, High Moor Drive, LS17 6EB

£375 Per Month

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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.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

- **New Office Accomodation**
- **Easy access**
- **All inclusive price**

High Moor Offices provide new ground floor individual secure and modern cost-effective offices located on High Moor Drive in the heart of Moortown, making it an ideal location for that first office away from home.

Simply bring your computers and you can be open for business within hours

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government TheMarket.com

LOCATION

High Moor offices / clinic provide secure and modern cost-effective accommodation located on High Moor Drive in the heart of Moortown, making it an ideal location for that first office away from home.

Simply bring your computers and you can be open for business within hours.

DESCRIPTION

Newly renovated ground floor individual offices.

ACCOMMODATION

Each office benefits from:-

- * High speed Internet Access
- * Gas Central Heating
- * LED lighting
- * Electric supply
- * 24hr Access
- * Cleaning of common parts
- * Building Insurance
- * Kitchenette Facilities
- * WC's regularly cleaned.

TERMS

Currently available:-

Office 4 -
£4,380 per annum £365.00 per month plus vat
Available

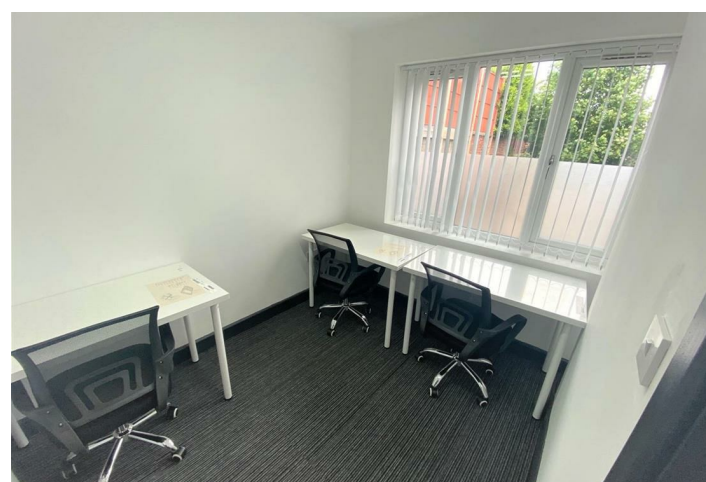
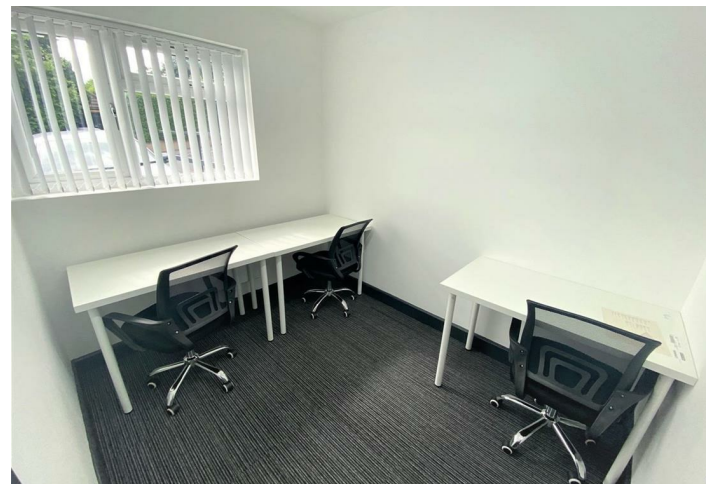
Office 2 - 68 sq ft
£4,740 per annum plus vat £395.00 per month
plus vat
LET

Office 3 - 64 sq ft
£4,740 per annum £395.00 per month plus vat
LET

Prices includes:-

- * Internet
- * Heating
- * Electric supply
- * Cleaning of common parts
- * Building Insurance
- * Kitchenette Facilities

EASY IN - EASY OUT TERMS



BUSINESS RATES

Each Office is being individually assessed with the Valuation Office Agency website.

Each will be enjoy a valuation that can benefit from 100% Small Business Rates (subject to Status).
ZERO PAYABLE.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0638 - 3755 - 6667 - 2535 - 0375

Rating E-116

This can be viewed on www.ndeprcregister.com

VIEWINGS

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

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

- 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.
- 2.All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
- 4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared September 2025

