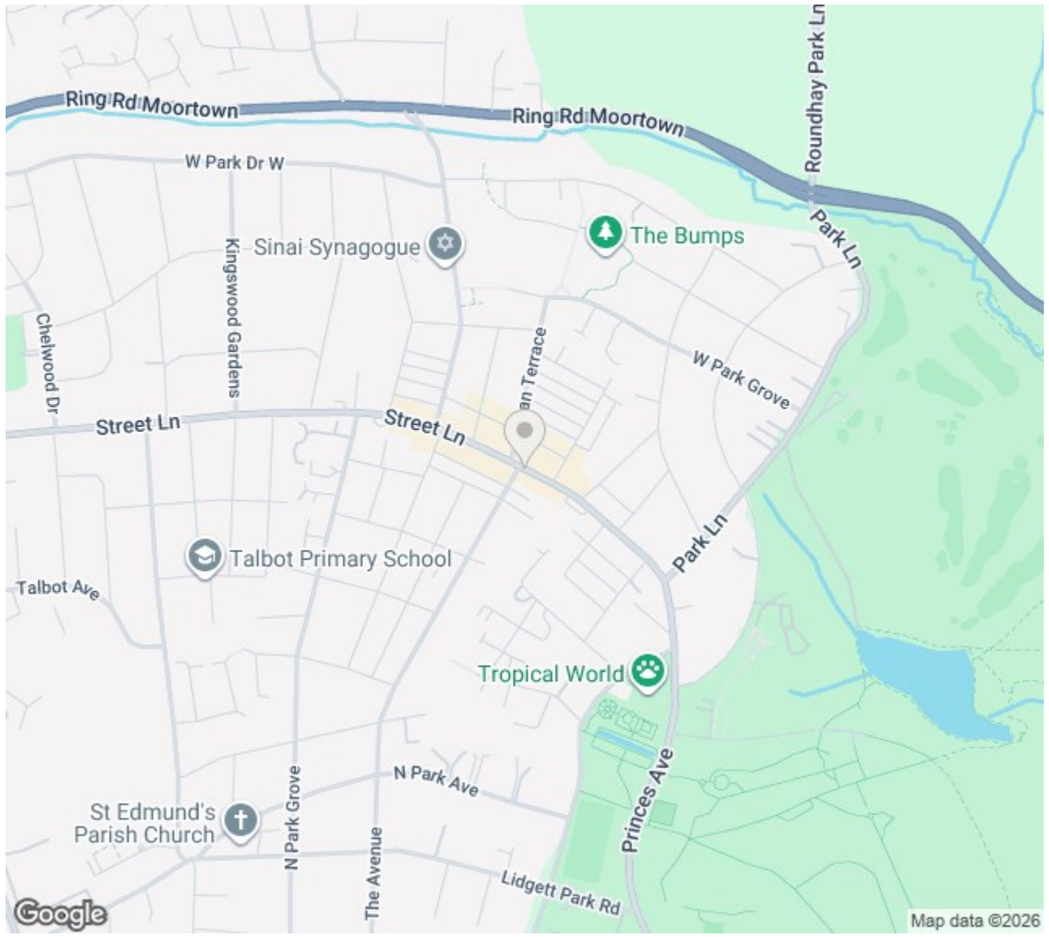


Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- 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. 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. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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.

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

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk
rightmove
The Property Ombudsman
OnTheMarket.com

Stoneacre COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk

66a, Street Lane, LS8 2DQ

£600 Per Month

Newly renovated and secure ground floor office on a popular parade on Street Lane, Roundhay adjacent to San Carlo, Daniel Shoes Oaks & Betfred The area is home to many quality shops, eateries and coffee bars.

It is ideal as a treatment / consulting room for aesthetics, councelling medical, well-being or just as an office.

Roundhay Park is close by and Leeds City Centre is approximately 5 miles away.

Includes 2 parking bays.

- **Aesthetic, Clinical,**
- **Well-being, Counselling**
- **2 car Park bays**
- **Prime location**
- **Inclusive Prices**
- **Brand New**

LOCATION

Office situated on a popular parade on Street Lane, Roundhay adjacent to San Carlo, Daniel Shoes Oaks & Betfred. The area is home to many quality shops eateries and coffee bars.

Roundhay Park is close by and Leeds City Centre is approximately 5 miles away.

DESCRIPTION

The unit forms a newly renovated office within Street Lane Residence with 2 parking bays.

It is ideal as a treatment / consulting room for aesthetics, councelling medical, well-being or just as an office.

ACCOMMODATION

Office / consulting room offers 80sq ft plus shower room & WC

Enjoys the benefit of the following:-

* 2 car park bays
* Door entry system
* Reception & waiting area
* Heating
* Newly renovated

TERMS

Occupation by way of Annual Licence
£600 per month

Inclusive of the cost is:-

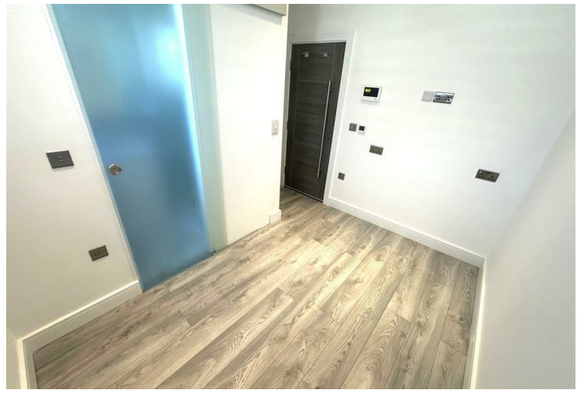
* Heating, electric supply and water
* Inclusive Wi-fi
* 2 Parking bays
* Security
* Cleaning of communal areas
* Building Insurance
* Occupation by Annual Licence
* Rental payable monthly

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property:-

7996-8467-8734-9897-9461
Rating C-47

This can be viewed on https://find-energy-certificate.service.gov.uk



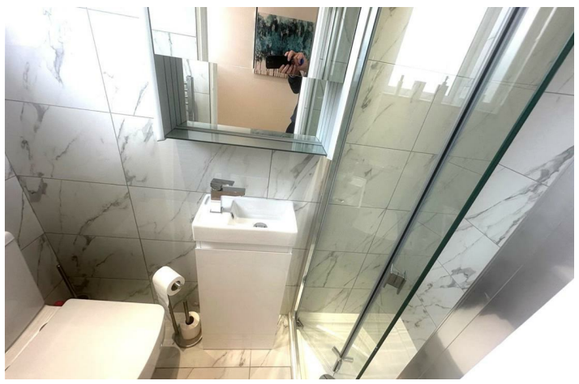
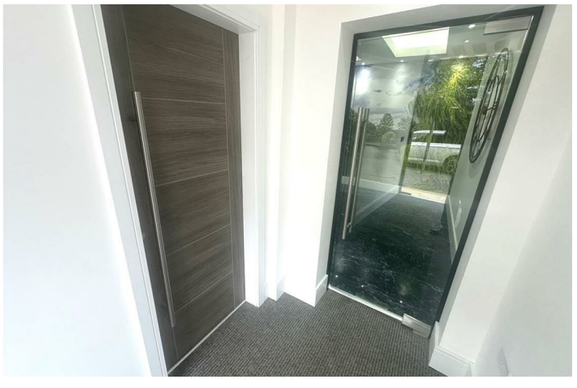
VIEWINGS

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
These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared February 2026