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Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

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



1, Dolly Lane Business Ctr, Dolly Lane, LS9 7AS £13,950 Per Annum

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.

The property is within Dolly Lane Business Centre, adjacent St James Hospital and is just over 1 mile from the City Centre. Dolly Lane provides excellent access to Leeds and the surrounding motorway network.

This unit benefits from electric roller shutters, 5.5m high eaves, 2 integral offices and mezzanine storage.

- 1,200 Sq Ft
- 100% Bus Rate Exempt
- Plus 1st floor office & mezzanine
- High Specification

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 Law Society OnTheMarket.com

LOCATION

The property is a construction on Dolly Lane, adjacent St James Hospital and is just over 1 mile from the city centre.

Dolly Lane provides excellent access to Leeds and the surrounding motorway network.

DESCRIPTION

Dolly Lane Business Centre is a modern development consisting of 7 industrial units suitable for many trades.

This unit benefits from electric roller shutters, 5.5m high eaves, 2 integral offices and mezzanine storage.

ACCOMMODATION

The unit provides;-

Ground floor 81.87 m² - 881 sq ft
Mezzanine storage 19.4 m² - 209 sq ft
First floor Office 10.3 m² - 110 sq ft

Total space 111.57 sq ft - 1,200 sq ft

plus:-

WC
Delivery yard
2 private car parking bays

TERMS

The unit is available by way of an existing FRI Lease to be assigned subject to existing terms:-

- Rent - £13,950 per annum
- Lease ends - 28th February 2031
- Rent review - 1st March 2028

Annual service charge currently £275

Each party will be responsible for their own legal costs. All prices and rents quoted are exclusive of, but will be subject to VAT.

BUSINESS RATE

According to the Valuation Office Agency website, this property has a rateable value of £12,000RV

The unit benefit from 100% Small Business Rate Relief (subject to status)
ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

8612-5020-3140-8553-7734

Rating D-96

This can be viewed on:-

www.gov.uk/find-energy-certificate

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 April 2026

