

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](mailto:peter@stoneacreproperties.co.uk)

BUY SELL RENT MANAGEMENT FINANCE LEGAL

[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)

rightmove

The Property Ombudsman

Leeds City Council

onTheMarket.com



Stoneacre  
COMMERCIAL

Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999

[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)  
[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)



Beechwood Est, Elmete Ln, LS8 2LQ

£495 Per Month

Impressive first floor offices within Park House, part of the Beechwood Estate, the ancestral home of the Middleton Family including Catherine, Princess of Wales. It is located off Elmete Lane in open countryside on the eastern side of Roundhay Park. It is easily accessible being only a few hundred metres from the A58 Wetherby Road which links within 1/2 mile to the Leeds Outer Ring Road (A6120) and is approximately 3 miles north east of Leeds city centre.

The Beechwood Estate is set within a quiet, parkland location adjacent to Leeds Golf Club. Local shops, pubs, cafés and restaurants are all nearby within the popular suburb of Oakwood approx 1 mile to the city centre.

- 145 sq ft
- Fantastic Historic Location
- Wonderful Surroundings
- Welcoming, Relaxed Environment

## LOCATION

Corson House forms part of the Beechwood Estate, the ancestral home of the Middleton Family including Catherine, Princess of Wales. It is located off Elmete Lane in open countryside on the eastern side of Roundhay Park.

The Beechwood Estate is easily accessible being only a few hundred metres from the A58 Wetherby Road which links within half a mile to the Leeds Outer Ring Road (A6120) and is approximately 3 miles north east of Leeds city centre.

The Beechwood Estate is a collection of attractive historic buildings which are all occupied by a range of local and national businesses and is set within a quiet, parkland location adjacent to Leeds Golf Club. Local shops, pubs, cafés and restaurants are all nearby within the popular suburb of Oakwood approx 1 mile to the city centre.

## DESCRIPTION

Corson House offers high services office ce space

There is a shared ground reception area and kitchen facilities.

Heating is by way of electric wall panel heaters.

1 car parking bay is allocated to this suite

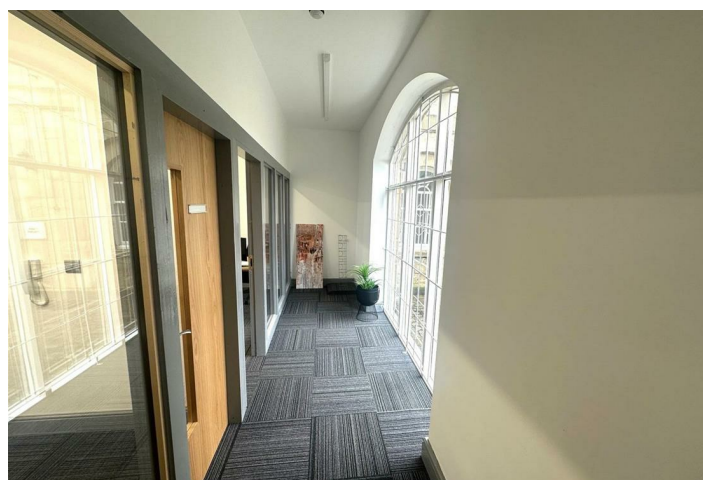
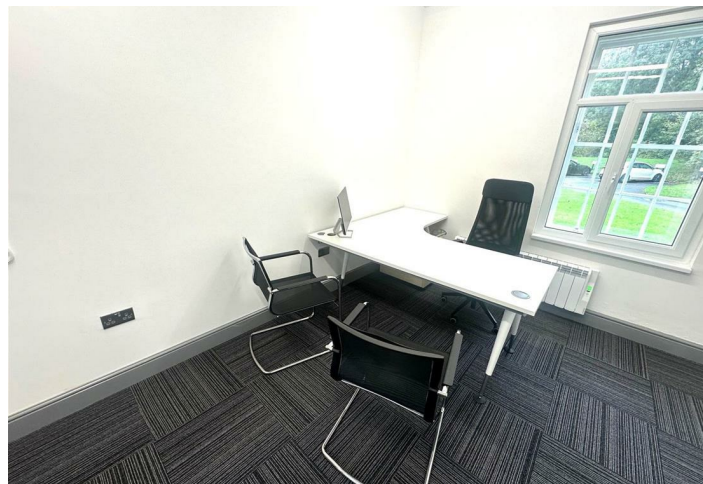
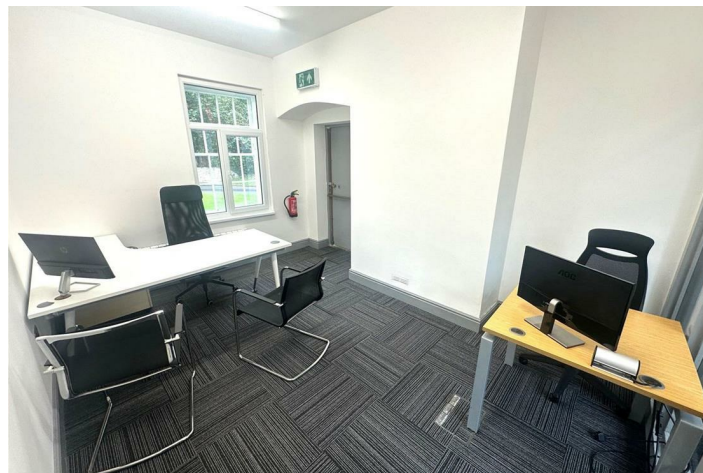
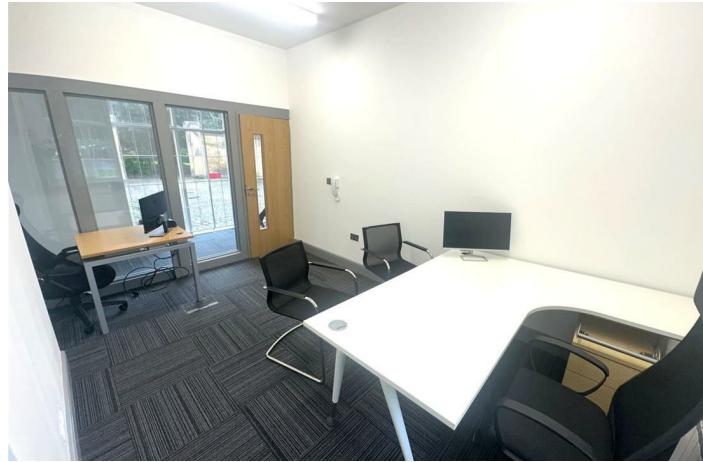
## ACCOMMODATION

The premises compromise ground floor large :-

13.48 m3 145 st ft

The premises benefit from :-

- \* Internet Access.
- \* Electric supply
- \* Shared kitchen area.
- \* Shared reception area
- \* Window security
- \* Window blinds
- \* On-site car parking for 1 vehicle
- \* Beautiful view Overlooking extensive gardens



## TERMS

Office is available by annual Licence or Lease

£495 per month

Inclusive of common parts cleaning, maintenance grounds maintenance, building insurance & electric supply.

## BUSINESS RATES

The property is currently being reassessed by the Valuation Office Agency and are likely to be subject to 100% Small Business Rates Relief.

ZERO PAYABLE

(Subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0658-4533-4435-6389-04958

Rating E-105

This can be viewed on:-

<https://www.gov.uk/find-energy-certificate>

## VIEWINGS

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

