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Stoneacre
COMMERCIAL

Stoneacre Properties
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www.stoneacreproperties.co.uk



Gatehouse Business Cnt, Chapel Allerton, LS7 4RF £15,950 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.

Stoneacre Properties are delighted to offer for rental, this characterful duplex office suite within the Gatehouse Business Centre located at Mansion Gate in delightful parkland yet conveniently situated in the heart of Chapel Allerton and is in close proximity to banks, shops bars and restaurants.

- 632 Sq Ft
- Duplex Offices suite
- Excellent Location
- Own Grounds
- Off Street Parking
- Secure Entrance
- No Vat

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 National Fraud Authority
OnTheMarket.com

LOCATION

Stoneacre Properties are delighted to offer for rental, this exciting office within the Gatehouse Business Centre located at Mansion Gate in delightful parkland yet conveniently situated in the heart of Chapel Allerton and is in close proximity to banks, shops bars and restaurants.

DESCRIPTION

The premises forming the original gatehouse, provide secure, private and exclusive 2 storey office accommodation

There is the benefit of inclusive service provision including electrics supply, heating, water, gardening, waste removal thus allowing businesses to concentrate on their core activities.

ACCOMMODATION

The premises provide the following:-

Ground floor offices 290 sq ft 25.97 m²
First floor offices 290 sq ft 25.97 m²
Kitchen 52vsq ft 4.86 m²

Total 632 sq ft 58.80 m²

Plus:-

- * Share reception area
- * Private WC
- * 4 parking bays

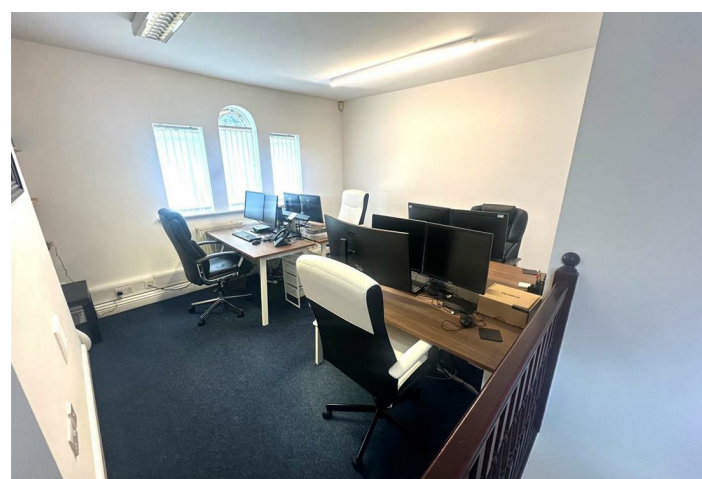
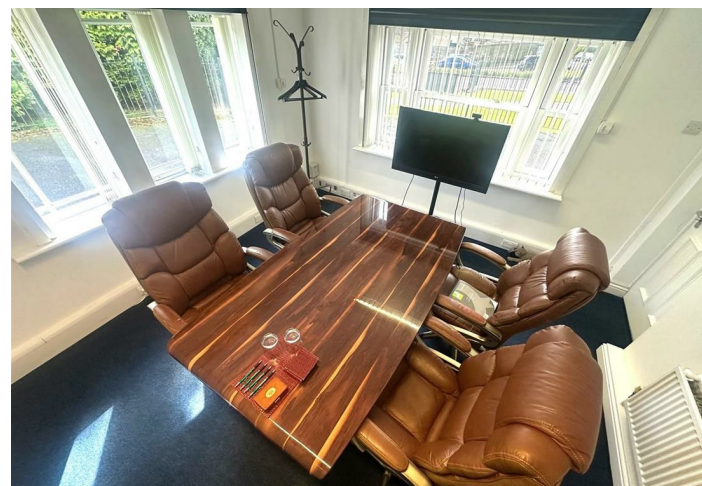
TERMS

The property is available by way of a new lease of £16,950 per annum

It is understood that VAT is not applicable on the rent.

There is a service charge currently £434 per month to include:-

- * Heating
- * Electric supply
- * 24hr Access
- * Cleaning of common parts
- * Waste removal
- * Building Insurance
- * Kitchenette Facilities
- * Grounds maintenance
- * Building Insurance



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
currently being reassessed

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

BUSINESS RATES.

According to the Valuation Office Agency website, this property has a current rateable value of £10,750 RV

100% Small Business Rates Relief
ZERO PAYABLE

Interested parties are advised to make their own enquiries in this respect.

VIEWINGS

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

MISREPRESENTATION ACT 1967

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.
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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

