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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.

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Beechwood Est, Elmete Ln, LS8 2LQ

£1,700 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.

- 895sq ft
- Fantastic Historic Location
- Wonderful Surroundings
- Welcoming, Relaxed Environment
- Air Conditioning
- high beamed ceilings
- 4 On-Site Car Parking Bays

LOCATION

Park 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

Park House offers high quality office space with high beamed ceilings surrounded by superbly well kept grounds, providing an ideal atmosphere to do business in, both in and outside the office.

The whole of the first floor is currently available with private w/c.

There is a shared ground reception area and kitchen facilities.

Heating is by way of Air-Con and electric wall panel heaters.

4 car parking bays are allocated to this suite

ACCOMMODATION

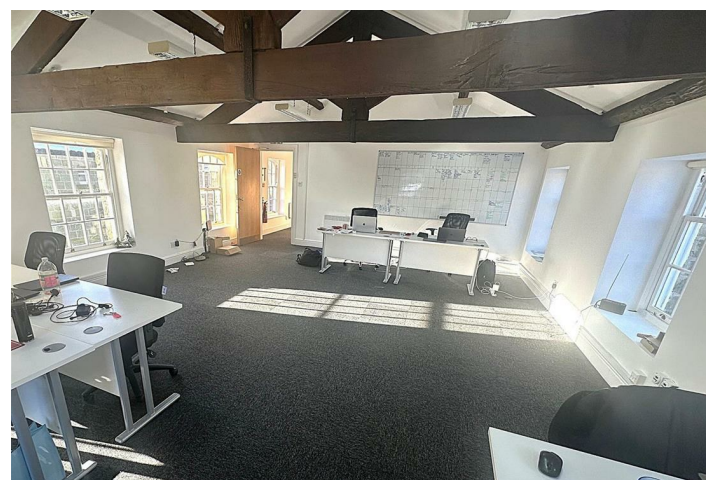
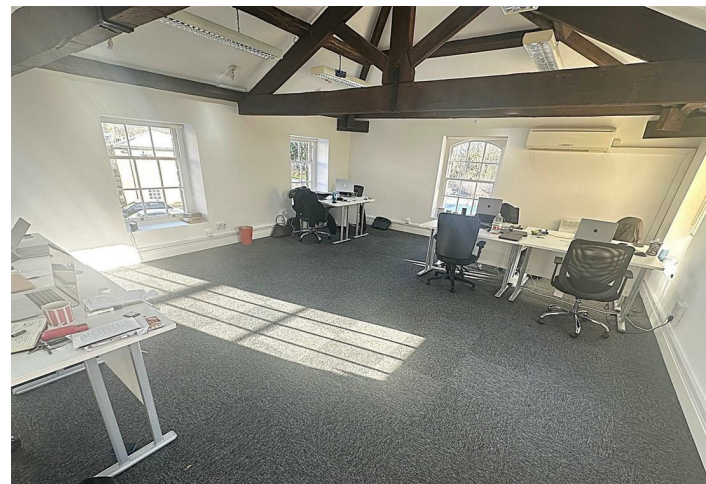
The premises compromise two large offices:-

Office 1 46.9 m2 504 sq ft
Office 2 33.00 m3 355 st ft

Total 79.90 m3 859 st ft

The premises benefit from :-

- * Internet Access.
- * Electric Heating & air con
- * Shared kitchen area.
- * Shared reception area
- * Window security
- * Window blinds
- * On-site car parking for 4 vehicles
- * Beautiful view Overlooking extensive gardens



TERMS

Offices are available by annual Licence or Lease

£1,700 per month

Inclusive of common parts cleaning, maintenance grounds maintenance, building insurance.

Electric supply is metered separately

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:-
3328-0895-7928-8236-2588
Rating C-66

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.

MISREPRESENTATION ACT 1967

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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

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

ALL OFFERS ARE SUBJECT TO CONTRACT.
Details amended April 2025

