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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
184 Harrogate Road  
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www.stoneacreproperties.co.uk



Leigh House, Varley Street, LS28 6AN

£875 (From) Per Month

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.

If you're looking for Serviced Offices or Meeting & Conference Facilities, Then Leigh House is a Great Choice!

Providing your business with an ideal location and a relaxed pleasant environment to base your business from or to hold your meetings and conferences.

Leigh House is located just off Leeds Ring Road, with easy access to all motorway networks, ample free parking and only a few minutes walk from the Train Station.

Its understated quality and wonderful surroundings inside & out only adds to Leigh Houses' character and charm as a Grade II listed building on the outskirts of Leeds.

LAST OFFICE AVAILABLE

- Serviced Offices
- Great Location
- Manned Reception
- Utilities Included
- Fully Furnished
- Welcoming, Relaxed Environment
- Wonderful Surroundings
- High Speed Internet
- Free On-Site Car Parking
- Meeting Room Available

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  
The Consumer Council for Leeds  
OnTheMarket.com

## LOCATION

Leigh House is ideally placed for businesses looking for office space in Yorkshire. Located in Pudsey between Leeds and Bradford, on the Leeds Ring Road, Leigh House provides easy commuting thanks to its excellent links to the motorway network.

## DESCRIPTION

Leigh House offers high quality office space surrounded by superbly well kept grounds, providing an ideal atmosphere to do business in, both in and outside the office. Each office is delivered to the clients furnished, and equipped to the highest of specifications, ensuring that businesses can operate from the moment that they move into their exceptional new office space each of which benefits from natural daylight, views of the grounds and air conditioning.

Businesses enjoy a cost-effective solution to their office space needs with each office already equipped with first-class furniture and infrastructure, with the ongoing, day to day running of your office supported by a manned reception service.

## ACCOMMODATION

Each suite benefits from :-

- \* Office furniture
- \* High speed secure Internet Access.
- \* Air con / central heating
- \* LED lighting
- \* Electric supply
- \* Cleaning of common parts
- \* Building Insurance
- \* Kitchen Facilities
- \* On-site car parking with secure access
- \* Meeting room access available
- \* Manned reception

Suite F2 benefits from available:-

219 sq ft  
4 Desk Office  
Beautiful south facing view  
Overlooking extensive gardens and grounds.

F16 first floor FLOOR

212 sq ft  
3 Desk Office  
Beautiful south east facing view  
Overlooking extensive gardens and grounds.



## TERMS

Offices are available by Licence with easy in - easy terms

F2 FIRST FLOOR £1,180 per month  
F16 FIRST FLOOR £875 per month

INCENTIVES AVAILABLE

## BUSINESS RATES

All offices are subject to 100% Small Business Rates Relief.  
(Subject to status)

ZERO PAYABLE

## ENERGY PERFORMANCE CERTIFICATE

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

This can shortly 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 updated March 2025

