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**Stoneacre**  
**COMMERCIAL**

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**2, Stable Court, Beechwood Est, Elmete Ln, LS8 2LQ £22,000 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.

- **2,420 sq ft**
- **Open-Plan 1st floor Offices**
- **3 meeting rooms**
- **kitchen & Break-out Area**
- **Fantastic Historic Location**
- **Within Extensive Gardens**
- **Landlord May Consider Selling**
- **11 On-Site Car Parking Bays**

Impressive first floor offices within Stable Court, 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 yet close to local shops, pubs, cafés and restaurants in the nearby suburb of Oakwood

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## LOCATION

Stable Court forms part of the Beechwood Estate from the 1820's, 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 occupied by a range of local and national businesses and is set within a quiet, parkland location adjacent to Leeds Golf Club yet close to local shops, pubs, cafés and restaurants in the nearby suburb of Oakwood.

## DESCRIPTION

The premises provide a high quality first floor self-contained office that combines period charm and an efficient modern working environment, surrounded by superbly well kept grounds, providing an ideal atmosphere to do business in.

The whole of the first floor is currently available and offers:-

- Open plan office space
- 3 manager offices / meeting rooms
- Break-out area
- Kitchen facilities
- private w/c.

Heating is by way Electric wall panel heaters.

## ACCOMMODATION

The premises provided office space over 2420 sq ft - 224.83m<sup>2</sup>

On-site car parking for 11 vehicles

## TERMS

Offices are available by Lease or annual Licence

£22,000 per annum payable £1,833 per month  
The rent is NOT subject to VAT

Excellent Value at £9.00 per sq ft

Annual Service charge to cover Estate charges, building maintenance, building insurance, gardening, window cleaning is:-  
£9,000 per annum payable £750 per month



## PURCHASE OPTION

Offers to buy the 971 year remaining Leaseshold interest are invited for consideration.

## BUSINESS RATES

According to the Valuation Office Agency website, this property has a rateable value of £28,250

## 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

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ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared Feb 2025