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**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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**Manor House, 1 Manor Street, LS7 1PZ**

**£24,700 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.

MUST BE VIEWED

FIRST FLOOR OFFICE ACCOMMODATION PROVIDING FANTASTIC HIGH SPEC CREATIVE ZONED SPACE.

Manor House is a distinctive building situated in an extremely prominent position fronting onto Sheepscar Street South and overlooking one of the busiest road intersections in Leeds. Accessed off Roundhay Road, via Manor Street, Manor House is ideally situated for quick access to and from Leeds City centre, all north Leeds suburbs and the national motorway network via the nearby Inner Ring Road.

- 1,828 sq ft
- Excellent City Centre Access
- Passenger Lift
- Fantastic creative Fit-Out
- Bright & Light
- Air Con & Central Heating
- DDA Compliant
- 4 Private Parking Bays
- Private Kitchen & Break-out Area
- Private WC's

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

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## LOCATION

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## DESCRIPTION

Manor House is a modern self-contained 3-storey building offering flexible office accommodation across its ground, first and second floors, all benefiting from excellent natural light.

The first floor accommodation provides engaging space that has been sectioned to provide fantastic creative zones and benefits from:-

- Passenger lift
- Private w/c's
- Air conditioning (cooling & heating)
- Gas fired central heating
- Open plan accommodation
- Dedicated kitchen & breakout area
- Excellent natural light
- Carpeting throughout
- Disabled access and facilities
- Phone entry system
- CCTV & monitored security alarm
- Selected office furniture

The offices benefit from 4 car parking spaces within a private, gated and fenced secure car park.

## ACCOMMODATION

The office suite provides a net internal area of;- 1828 sq.ft. 169.89m<sup>2</sup>

Plus Lower Ground storage if required  
Subject to agreed cost

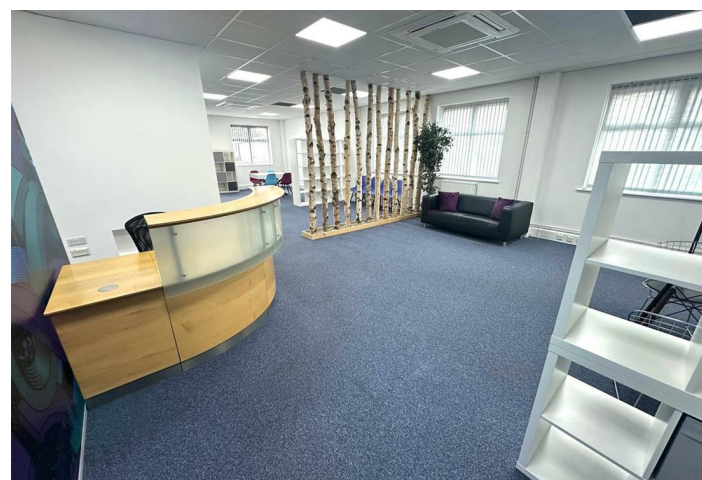
## TERMS

The office suite is available by way of a new lease for a term to be agreed.

Rental £24,700 per annum plus vat

Utilities cost approx £6,245 per year

Service Charge £4.15 plus vat per sq ft



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-  
9000-3995-0368-2140-4044  
Rating C-69

This can be viewed on [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

## BUSINESS RATES

The Valuation Office Agency website, lists the current rateable value at £22,750 RV.

## VIEWINGS

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

## MISREPRESENTATION ACT

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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.

2. 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.

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 OR LEASE.**

Details amended April 2026

