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Stoneacre
COMMERCIAL

Stoneacre Properties
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Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Nursery Lane, Alwoodley, LS17 7HW

£350 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.

HQ SERVICED OFFICES - ALWOODLEY

Each fully furnished private office is accessible anytime with 24-hour access. When you need to unwind, choose from three local parks for a scenic stroll or get together with colleagues and swing by one of five nearby golf clubs, all under a 15-minute drive away.

Let your week run smoothly at HQ Alwoodley, Nursery Lane, north Leeds and network with fellow professionals in fully furnished private offices. Stay focused, with natural light filling each room throughout the day through wide windows. This sought-after location is one of the city's most desirable areas being 20 minutes by car from the bustling city centre. Both Leeds Train Station and Leeds Bradford Airport are just a 15-minute drive away and the new East Leeds Orbital Road provides quick access to the M1 and the national motorway.

*** ONE OFFICE AVAILABLE ***

- Serviced Offices
- Great Location
- Utilities Included
- Fully Furnished
- Welcoming, Relaxed Environment
- High Speed Internet
- Free On-Site Car Parking

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

www.stoneacreproperties.co.uk

rightmove

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The Property Ombudsman The Government Ombudsman OnTheMarket.com

LOCATION

Let your week run smoothly at HQ Alwoodley, Nursery Lane, north Leeds and network with fellow professionals in fully furnished private offices. Stay focused, with natural light filling each room throughout the day through wide windows. This sought-after location in Alwoodley, is one of the city's most desirable areas being 20 minutes by car from the bustling city centre. Both Leeds Train Station and Leeds Bradford Airport are just a 15-minute drive away and the new East Leeds Orbital Road provides quick access to the M1 and the national motorway network.

DESCRIPTION

Each fully furnished private office is accessible anytime with 24-hour access. When you need to unwind, choose from three local parks for a scenic stroll or get together with colleagues and swing by one of five nearby golf clubs, all under a 10-minute drive away.

ACCOMMODATION

Each office benefits from available:-

- * Office furniture
- * High speed secure Internet Access.
- * Central heating
- * LED lighting
- * Electric supply
- * Cleaning of common parts
- * Building Insurance
- * Kitchen Facilities
- * On-site car parking

Suite 4 -- 100 Sq ft

TERMS

Office is available by Licence with easy in - easy terms:-

Suite 4 - up to 3 person work stations

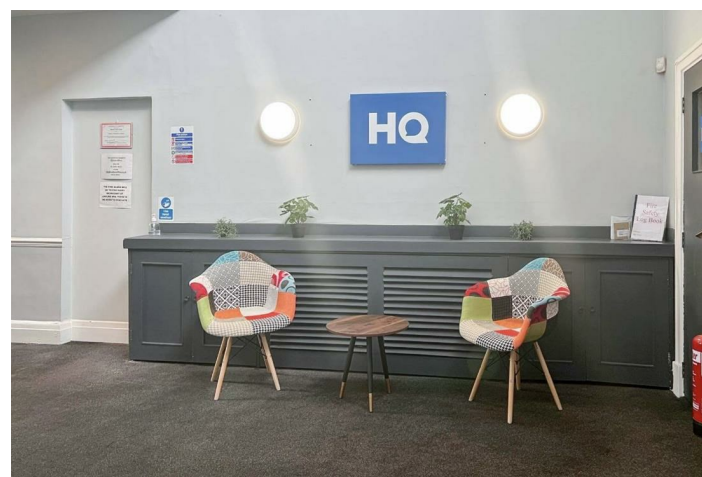
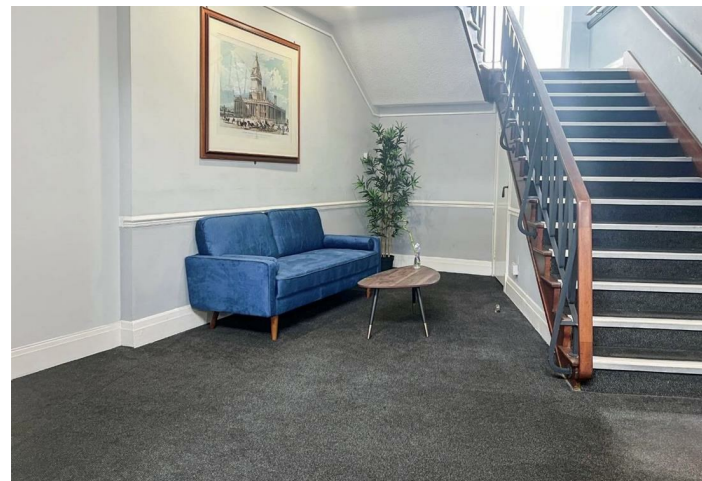
£350 per month plus vat

BUSINESS RATES

The rateable value of this office is £610RV

Also subject to 100% Small Business Rates Relief.
(Subject to status)

ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
7511-9431-8256-2849-3745
Rating C-74

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.
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

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared April 2025

