




**Stoneacre**  
**COMMERCIAL**

Stoneacre Properties  
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West Yorkshire  
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**332A, Meanwood Road, Meanwood, LS7 2JF** **£7,950 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.

**OFFICE SUITE**

The property is located within Nordon House on Meanwood Road which is part of a compact commercial enclave providing a 4 office suite with private WC all conveniently situated on the first floor of the building.

On-site parking is included.

- **588 sq Feet**
- **Off Street Parking**
- **Great Position**

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

www.stoneacreproperties.co.uk

rightmove

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## LOCATION

The property is located within Nordon House, a compact commercial enclave. on Meanwood Road at the junction with Meanwood Close approx 1 1/2 miles north of Leeds City Centre.

## DESCRIPTION

The property consists a 4 office suite with private WC all conveniently situated on the first floor of the building. On-site parking is included.

## ACCOMMODATION

The property provides an internal area of 64.31 sq metres - 692 sq ft.

Plus WC facilities

## TERMS

The property is available by way of a new Lease or License of £7,950 per annum

VAT is applicable on the rent.

## BUSINESS RATES

The property has been assessed by the Valuation Office Agency at £5,800RV.

100% Small Business Rate relief is available

ZERO payable.

Interested parties are advised to make their own inquiries in this respect.

## ENERGY PERFORMANCE CERT

Energy Performance Certificate for this property is:-

8857-1373-8815-9225-5010

Rating C-63

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

Details prepared May 2025