



To Let - Creative Office Studios

32 Headingley Lane, Leeds, LS6 2EB

Property Features

- Newly refurbished office suites measuring from 84 sq ft to 1,005 sq ft
- Creative workspace located close to Headingley and Leeds city centre.
- Use of the shared kitchen and meeting rooms.
- Fully furnished with high quality furniture.
- High quality specification.
- Dedicated parking available on-site.



Location

The premises are located on Headingley Lane, which is on the Northern fringe of Leeds City Centre with both the city centre and Headingley town centre amenities being within a walkable distance.

Description

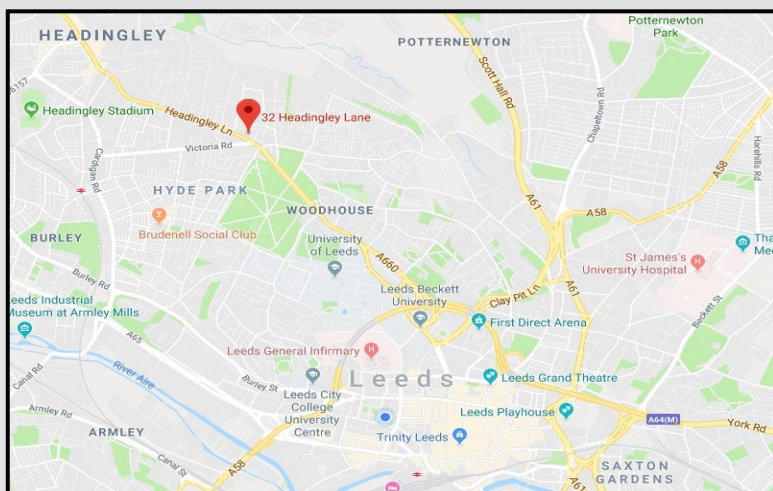
The premises are newly refurbished and offer excellent office accommodation with a high level of natural light. The offices are fully fitted with to a high specification including high quality furniture.

Features

- Modern office suites
- Shared kitchen facilities
- Shared meeting room facilities
- Fully-furnished
- High-speed internet connection
- All-inclusive rents

Car Parking

Car parking is provided on site, subject to negotiation and availability. There are ample spaces onsite.



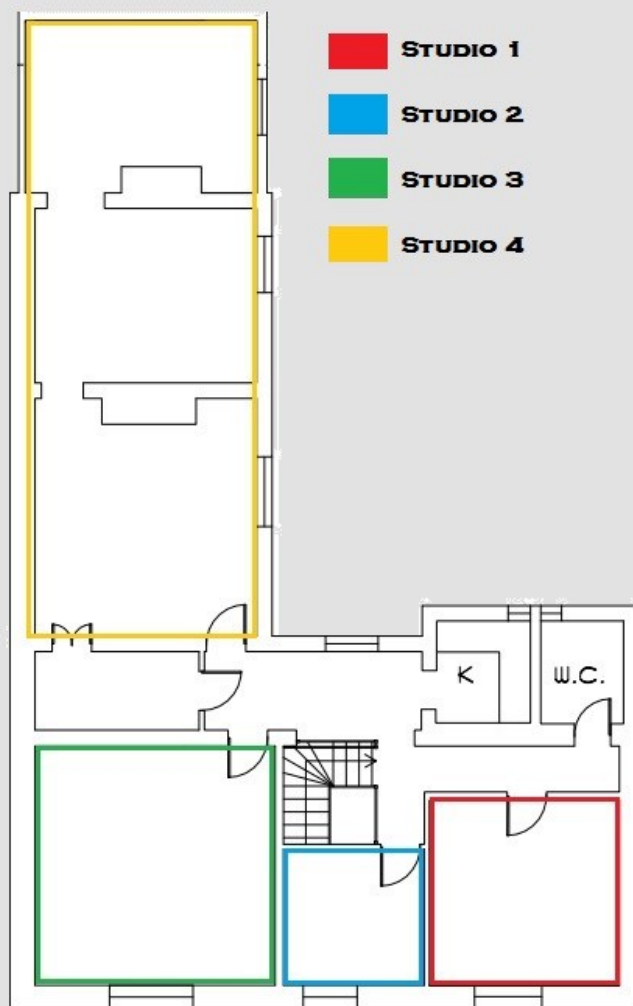
Accommodation

The accommodation available is as follows:

Studio	Size (sq ft)	Desks	Rent (pa)
1	146	2 - 3	£4,200
2	84	2	£2,600
3	227	5 - 6	£6,500
4	508	8 - 12	£15,000

All-Inclusive Rents

The rents quoted are inclusive of electricity, gas, internet, service charge and cleaning.



To Arrange a Viewing or for More Information:

Alex Jowett

0113 234 1444

ajowett@wsbproperty.co.uk

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

PROPERTY CONSULTANTS
wsb
www.wsbproperty.co.uk
0113 234 1444