



## For Sale (May Let) - Stylish Office Suite

Suite 4, Arena Park, Scarcroft, Leeds, LS17 9JG



## Property Features

- Two storey self-contained office suite measuring at 2,040 sq ft
- Benefiting from a high quality fit-out.
- Stylish offices perfect for a creative forward thinking firm.
- Located close to Leeds, Harrogate, Wetherby and A1/M1.
- Impressive common areas and communal grounds.
- Available to purchase at £275,000 or To Let on terms to be agreed.

## Location

Arena Park is located on Tarn Road just off of the A58 Wetherby Road.

The superb position of Arena Park provides easy access to Leeds, Harrogate and the A1-M1 motorway links to the North and South, making Arena Park ideal for businesses that need to be on the move.

## Description

A tastefully converted former agricultural building consisting of eight self-contained units, we are delighted to offer Suite 4 which sits prominently in the middle of the building.

The suite benefits from a galleried view of the striking marble finished entrance and benefits from an existing fit-out including reception area, meeting room and a contemporary kitchen and WCs.

## Accommodation

The suite measures at 2,040 sq ft over two floors.

## Features

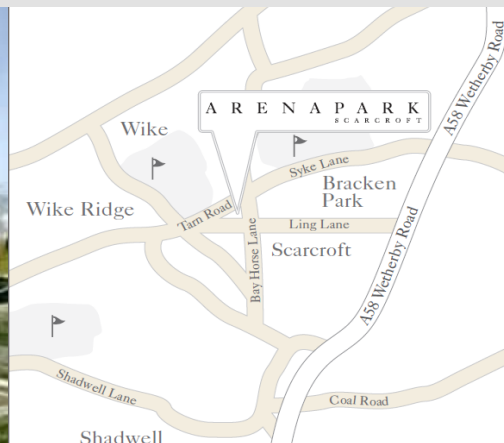
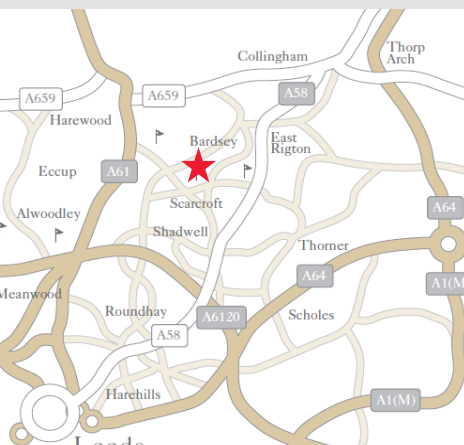
- Striking common areas
- Secure building and site
- Air conditioning
- Generous car parking
- Landscaped grounds

## Fit-Out

- Fully cabled
- Large meeting room
- Reception area
- Newly fitted kitchen
- Refurbished WCs
- New LED strip lighting
- Attractive pendant lighting

## Terms

The building is immediately available For Sale at a quoting price of £275,000 or alternatively the client would consider letting the space on terms to be agreed.



## To Arrange a Viewing or for More Information:

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