



TO LET

Indicative image

WHITE ROSE HOUSE

OTLEY ROAD, HEADINGLEY,
LEEDS LS6 2AD

Modern air conditioned office suite with parking **1,874 sq ft**



Indicative image





WHITE ROSE HOUSE

LOCATION

White Rose House is a prominent office building in the heart of Headingley, 3 miles north of Leeds city centre.

Accessed and visible from Otley Road, White Rose House is very well situated for its occupiers to benefit from all the retail, commercial and leisure amenities of this popular north Leeds suburb.

The Arndale Shopping Centre, all the main clearing banks and many restaurants and bars are all within 5 minutes walk of the subject property.

Access to Leeds city centre via the A660 Otley Road is direct and all other north Leeds suburbs are within easy driving distance via the Leeds Outer Ring Road (A6120).

DESCRIPTION

The last remaining suite within White Rose House is part of the 2nd floor of the building and provides excellent open plan office accommodation benefitting from very good natural light.

The suite is suitable for either an open plan or cellular occupational layout and is accessed from the recently refurbished modern ground floor entrance reception area via the 8 person passenger lift.

Male, female and disabled toilet facilities and showers are all provided within the common areas of White Rose House.

The specification of the available suite includes the following:

- > Air conditioning
- > LG7 lighting
- > Modern kitchen
- > Central heating
- > Excellent natural light
- > 3 compartment perimeter power and data trunking
- > High quality carpeting
- > Newly decorated
- > Access to a private rear terrace

ACCOMMODATION

1,874 sq ft (net internal).

PARKING

There are 5 car parking spaces available for the suite in the adjoining secure private car park.

RATES

This suite has been assessed and has a ratable value of £18,000.

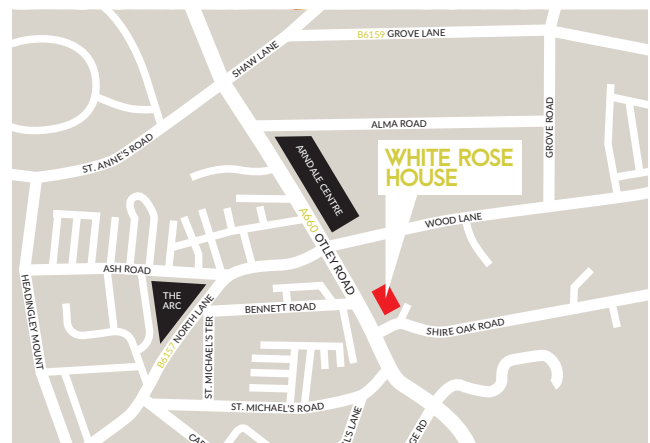
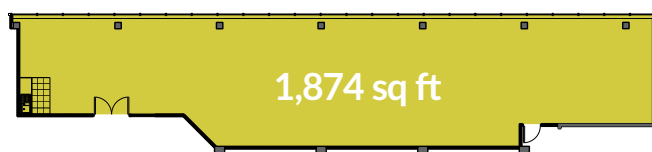
TERMS

The suite is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed. Rental details available on request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been assessed as having an energy rating of 107 (Band E). A full copy of the EPC is available on request.

SITE PLAN



VIEWING & FURTHER INFORMATION

Please contact either of the joint sole letting agents:

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