



44 NORTH
LANE

NEW CREATIVE
WORKSPACE TO LET

1,675-7,325 SQ.FT



44 North Lane is designed with dynamic businesses in mind, providing inspiring workspace in which to work and create. Just three miles North of Leeds' city centre, it is a flourishing hub for business – a vibrant and enterprising destination famous for its history, culture and youthful vibe.

Highlights.

- SPACES FROM 1,675 - 7,325 SQ.FT
- NEWLY REFURBISHED
- CREATIVE WORKSPACE
- AVAILABLE AS A WHOLE OR IN PART
- COMPLETION SUMMER 2020



THINK DIFFERENT
WORK DIFFERENT

RENOVATED & REIMAGINED.

Following a comprehensive redevelopment, 44 North Lane offers the most contemporary and inspiring workspace in Headingley. Arranged over 3 floors plus mezzanine this detached office building is accessed through a striking new entrance, an altogether dramatic first impression for visitors with feature green wall and sky light.

The approach to the scheme integrates exposed soffit and services, drawing attention to the floor to ceiling height and a visible 'defurbished' look & feel. We have also introduced new window openings and dormers, flooding the internal spaces throughout with natural light.

The specification includes new LED light fittings, air conditioning, male and female WCs and shower facilities and passenger lift. The property also benefits from allocated car parking with optional EV charging to the rear.

Key Features.



NEWLY REDEVELOPED



MODERN INTERIOR



LED LIGHTING



HIGH SPEED FIBRE



PASSENGER LIFT



FEATURE ENTRANCE



AIR-CONDITIONING



WCS & SHOWER FACILITIES



ONSITE PARKING AVAILABLE



ELECTRIC VEHICLE CHARGING AVAILABLE



SECURE CYCLE HUB + DRY ROOM



EXCELLENT NATURAL LIGHT

PERFECTLY PLACED.

44 North Lane is conveniently situated in the heart of Headingley occupying a prominent position along North Lane which connects Otley Road (A660) to Cardigan Road & Kirkstall Lane. The property has excellent transport links being located only 3 miles from Leeds City Centre and 2.5 miles from the A6210 Outer Ring Road affording easy access to North Leeds suburbs.

Burley Park Train Station is located just half a mile from 44 North Lane, providing effortless access to Leeds City Centre by virtue of a 4-minute train journey. Leeds Railway Station runs eight direct service trains per hour to Manchester City Centre with journey times of 50 minutes and three services per hour to London Kings Cross with average journey times of 2 hours 20 minutes.

Destination	Miles
Emerald Headingley Stadium	0.25
Headingley Railway Station	1.0
Leeds City Centre	2.0
M621 Motorway	3.6

Sat Nav:
LS6 3HU





This cosmopolitan suburb of Leeds is buzzing with excitement and offers the perfect location for businesses. As well as all the local amenities and the nearby Carnegie Stadium Headingley also benefits from superb doorstep amenities, here are just some of our picks for you to enjoy.

NEARBY AMENITIES

1. MANAHATTA
2. THE BOX
3. RED'S TRUE BARBECUE
4. CAFFÉ NERO
5. SANTORINI BAR & GRILL
6. DARE CAFÉ
7. SKYRACK
8. ASSEMBLY BAR & KITCHEN
9. HEAD OF STEAM HEADINGLEY
10. THE HEADINGLEY TAPS
11. NANDOS
12. THAI SABAI
13. PIZZA HUT
14. EMERALD HEADINGLEY STADIUM

HEADINGLEY SHOPPING CENTRE

- ARCADIA ALE HOUSE
- SAINSBURY'S
- FOX & GRAPES
- PIZZA EXPRESS
- PREMIER INN
- GREGGS
- KFC
- CAFÉ LATTE
- COSTA
- BOOTS
- SUPERDRUG
- WILKO

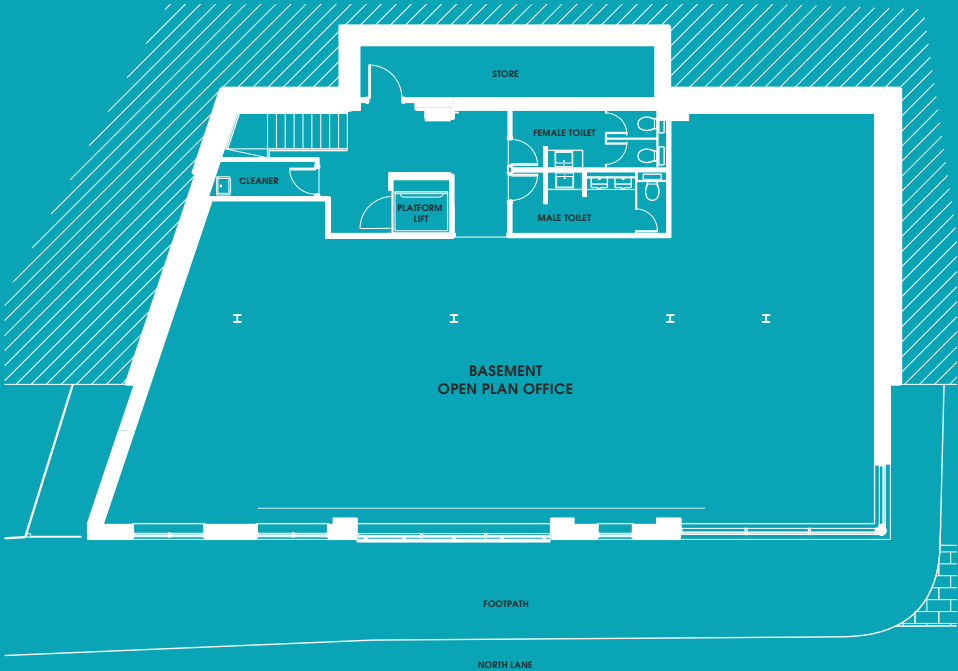


GREAT SPACE

INSPIRES GREAT WORK

FOLLOWING A SUBSTANTIAL REFURBISHMENT, THE PROPERTY WILL OFFER A RANGE OF SUITES FROM **1,675 SQ.FT** OR CAN BE OCCUPIED BY A SINGLE TENANT EXTENDING TO **7,325 SQ.FT** IN TOTAL.

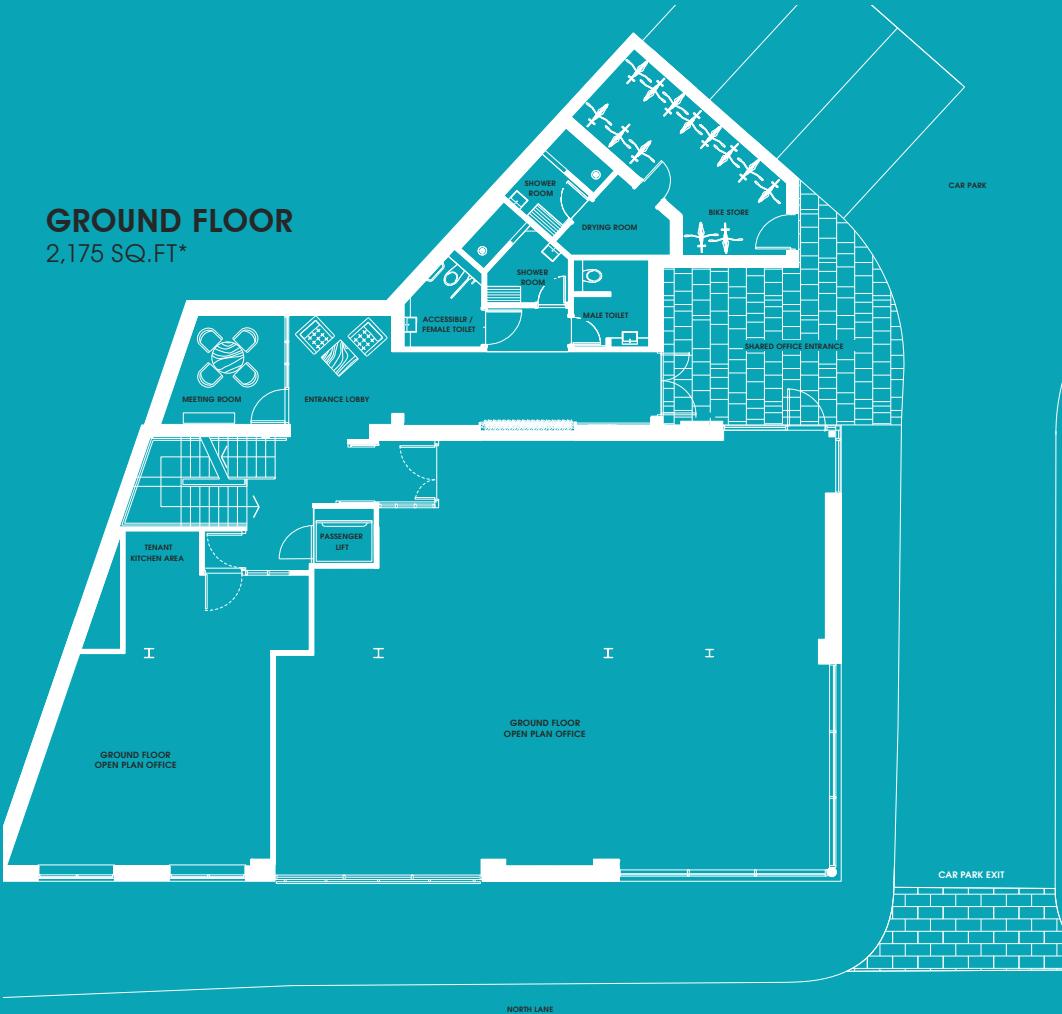
BASEMENT
2,050 SQ.FT*



*The property is to be measured upon completion of the refurbishment works. Indicative floor areas as detailed.

Basement	Ground	First	Mezzanine
TO LET	TO LET	TO LET	TO LET
2,050 SQ.FT	2,175 SQ.FT	2,050 SQ.FT	1,050 SQ.FT
TOTAL SPACE 7,325 SQ.FT			

GROUND FLOOR
2,175 SQ.FT*



*The property is to be measured upon completion of the refurbishment works. Indicative floor areas as detailed.



Rent.

Rent of £17.50 per sq ft.

Terms.

Terms upon application.

Use.

B1 Office Use.

Business Rates.

To be reassessed.

EPC.

Rating TBC.

VAT.

If applicable, VAT will be paid at the prevailing rate.

Legal Costs.

Each party will be responsible for their own legal costs incurred in any transaction.

Car Parking.

Excellent parking ratio on site to the rear of the property.

INTERESTED? LET'S TALK...



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