



## To Let – Self-contained office with parking

7 Cottage Road, Headingley, Leeds, LS6 4DD

### Property Features

- Rare opportunity to lease a self-contained office building
- 1,983 sq ft over ground & first floor with 5 private courtyard parking spaces
- Convenient location just off Otley Road close to a range of local amenities
- Potential for alternative uses subject to planning (Class D1 Dental consent secured)



## Location

The property is located within the popular suburb of Headingley and benefits from the convenience of easy access to numerous local amenities including shops, banks, a post office and a variety of bars and restaurants.

The building is situated in a quiet setting on Cottage Road, just off the main Otley Road, within easy reach of Leeds city centre approximately 2.5 miles to the south east and Leeds outer ring road, A6120, half a mile to the north.

## Description

7 Cottage Road provides a rare opportunity to lease a self-contained office building with its own independent access. This attractive stone building is situated next to the Cottage Road Cinema and benefits from its own quiet, private courtyard setting. Internally the property provides well appointed office space over ground and 1st floor.

The accommodation provides the following:-

- Predominantly open plan office space
- Boardroom/meeting space
- Fitted kitchen
- Private courtyard parking for 5 cars with 2 EV charging point
- Well appointed male & female toilets
- Currently an office but planning secured for D1 dental use

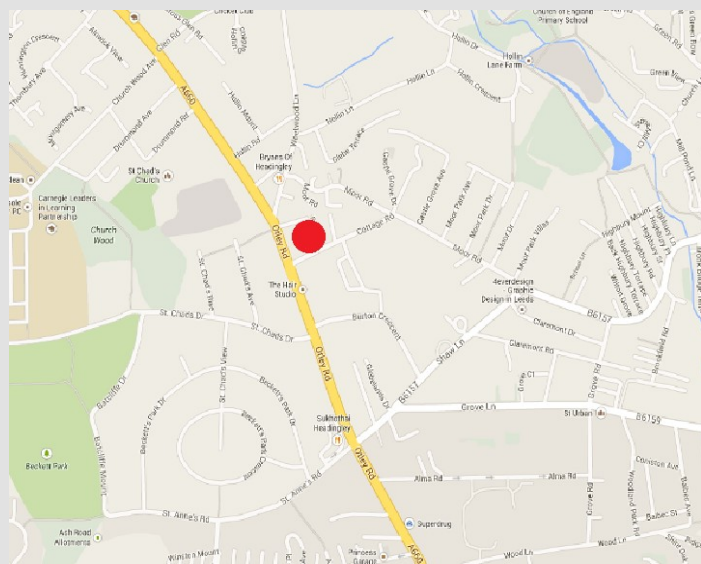
## Accommodation

7 Cottage Road provides a total net internal area as follows:-

Ground Floor	830 sq ft
First Floor	1,153 sq ft
<b>TOTAL AREA</b>	<b>1,983 sq ft</b>

## Car Parking

There are 5 dedicated courtyard car parking spaces. Additionally, on street parking available in the surrounding area.



## Rateable Value

According to the Valuation Office Agency's website 7 Cottage Road has a rateable value of £10,500. Qualifying businesses will therefore benefit from small business rates relief. Interested parties are advised to make their own enquiries.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Terms & Quoting Rent

The office is offered on a new effectively full repairing and insuring lease, for a term to be agreed, at a quoting rent of £32,500 per annum. For further details please call.

## Legal Costs

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



## Viewings & further information:

Viewing is by prior appointment with sole agents WSB:

**Robin Beagley**

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