



White Rose House

8 Otley Road, Headingley, Leeds, LS6 2AD

**Well-appointed 2nd floor
office suite in this prominent
building located in the heart
of central Headingley**

1,874 sq ft
(174.10 sq m)

- Contemporary office suite
- Open plan + meeting rooms
- Kitchen area
- Secure on-site parking
- Access to rear terrace
- In the heart of Headingley
- Available by way of a new lease

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Summary

Available Size	1,874 sq ft
Rent	£13.50 per sq ft
EPC Rating	E (107)

Description

The last remaining suite within White Rose House is on the 2nd floor of the building and provides excellent modern office accommodation combining open plan space and individual meeting rooms, benefiting from very good natural light.

The suite 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.

Location

White Rose House is a prominent office building in the heart of Headingley, 3 miles north of the city centre. Accessed and visible from Otley Road, White Rose House is ideally 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 surrounding area.

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

Accommodation

The accommodation comprises the following net internal area:

Name	Sq ft	Sq m	Availability
2nd - Rear Suite	1,874	174.10	Available
Total	1,874	174.10	

Specification

The specification of the available suite includes the following:

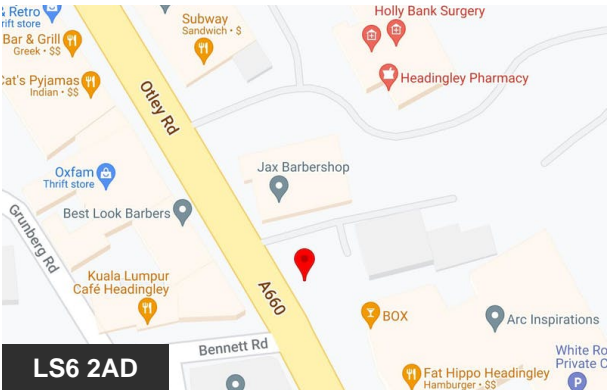
- > Air conditioning
- > LED lighting
- > Modern kitchen
- > Central heating
- > Excellent natural light
- > 3 compartment perimeter power and data trunking
- > Combination of open office space with meeting rooms

Terms

The suite is available by way of a new effective full repairing and insuring lease at a quoting rent of £23,300 per annum (£13.50 per sq ft) exclusive

Car Parking

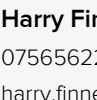
There are 3 car parking spaces allocated with the available suite within the secure, private car park at no additional rent. Further car parking spaces may be available by way of separate licence



Viewing & Further Information



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