



TO LET

Office Suites
Available

277 - 647 SQ FT
(25.8 - 60.2 SQ M)

- Private Workspace
- Ground / 2nd Floor Suites
- Utilities Included
- Flexible terms
- Meeting rooms
- Communal Car Parking
- Communal WC / Shower facilities

116 Cardigan Road
Headingley
Leeds
LS6 3BJ

Rental:
£700 - £1,000 pcm

Location

The subject property of Victorian architecture is located fronting Cardigan Road in the relaxed and leafy suburb of Headingley. Situated approximately 2 miles to the North-west of Leeds City Centre, the property benefits close access to the Leeds outer ring road and M621 motorway. The Property is surrounded by excellent communication links including a strong local public bus service and Burley Park train station.

Description

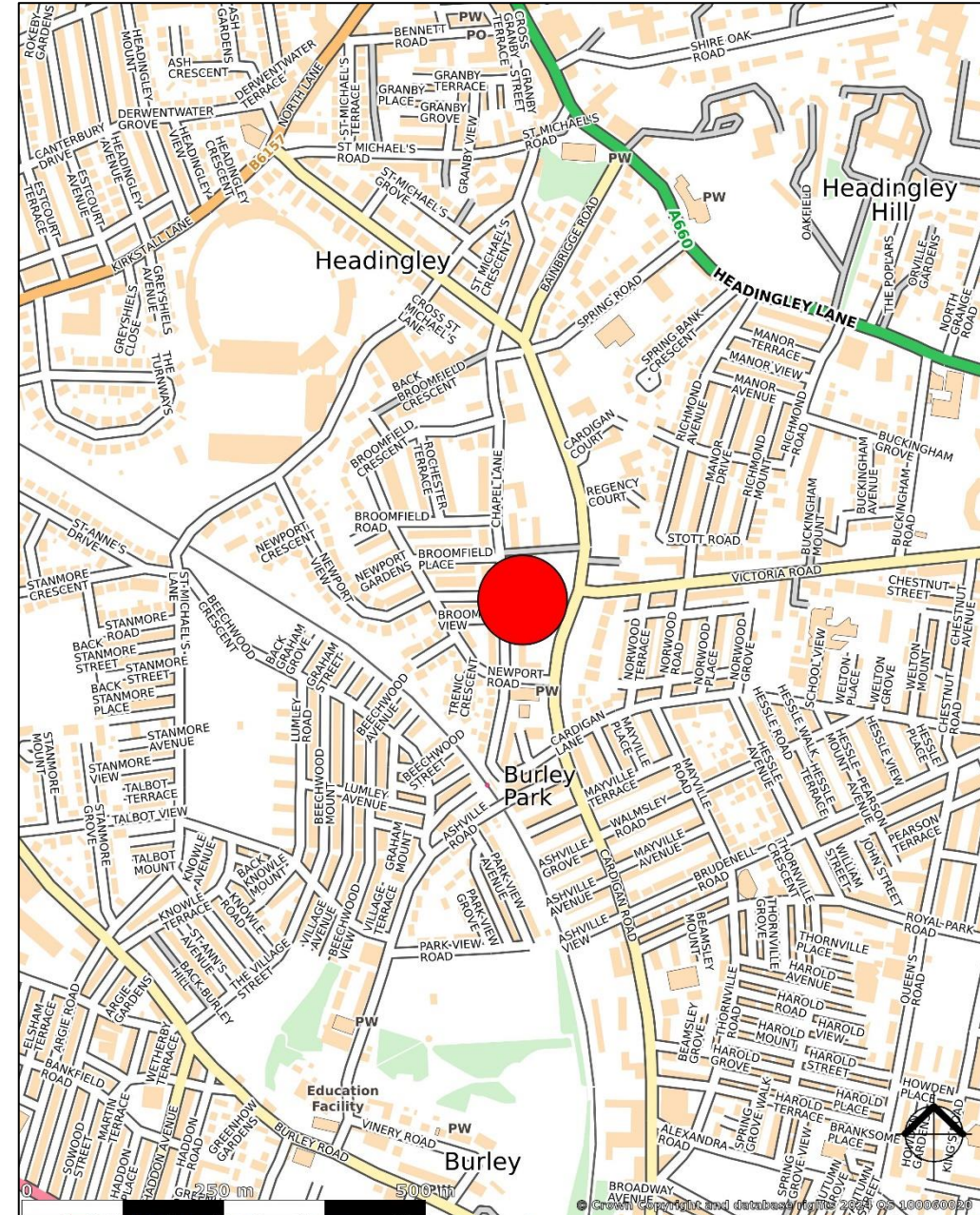
116 Cardigan Road currently has two office suites available on flexible terms to suit your business needs. The rent is inclusive of electricity and gas central heating utilities and buildings insurance. All occupiers have access to following on site amenities:

- Communal kitchen and break out areas
- Shower Facilities
- Meeting room Use
- Large communal gated car parking

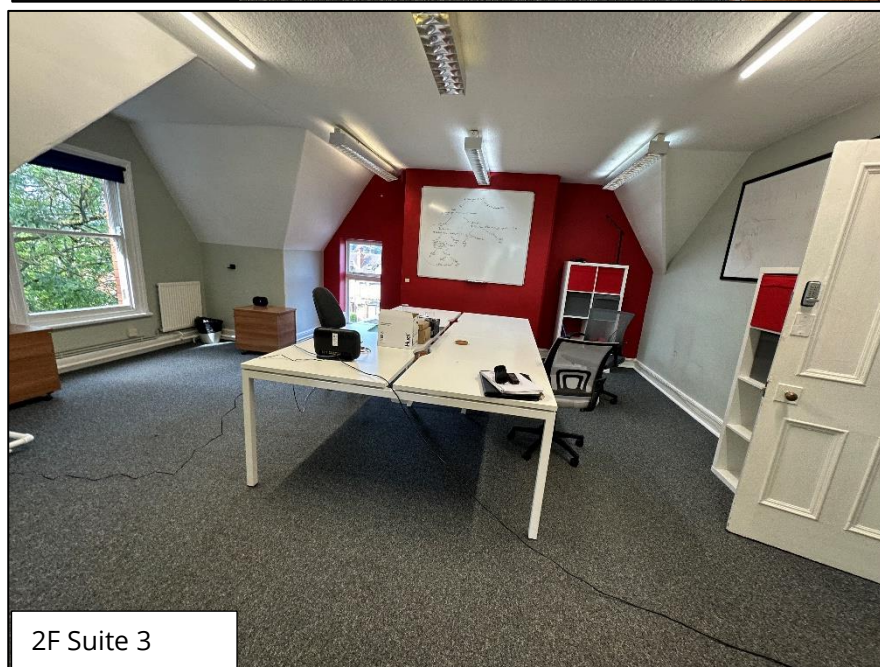
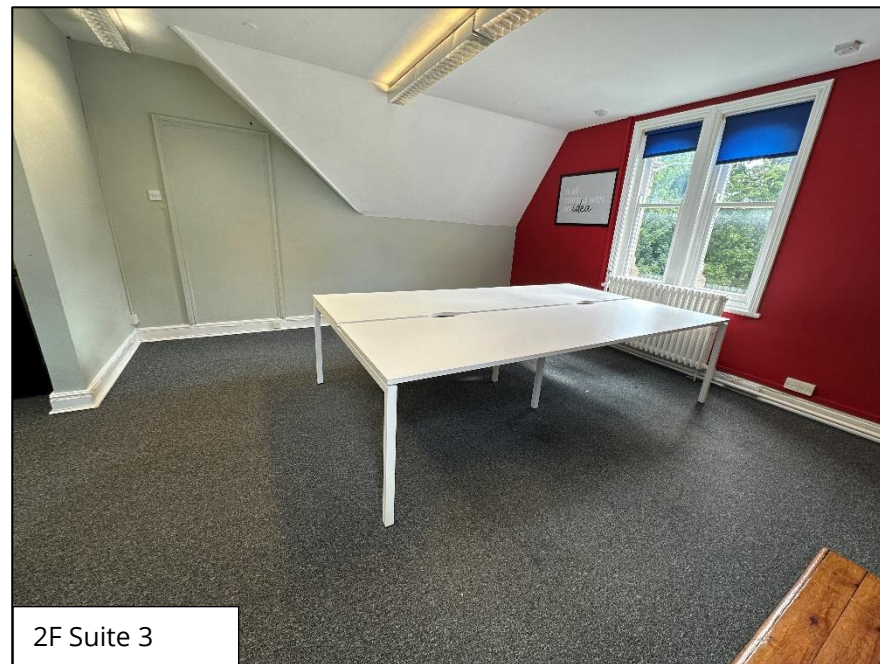
Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the two available suites provide an approximate net internal area of:

Description	Sq Ft	Sq M
Ground Floor - Suite 1	277	25.8
Second Floor - Suite 3	647	60.2



Internal Images



EPC

The EPC is currently subject to re-assessment.

VAT

It is understood that VAT is not applicable.

Terms

Office suites are available on a minimum 12-month license, inclusive of electric and gas utilities, service charge and buildings insurance.

A bond equivalent to one month's rent will be required.

- Ground Floor Suite 1: £700 pcm
- Second Floor Suite 3: £1,000 pcm

Additional costs to an occupier would include their own telecoms/ broadband, contents insurance, business rates and public liability insurance.

Rateable Value

The current rateable values as per the 2023 Ratings Lists are as follows:

- Ground Floor Suite 1: £4,050
- Second Floor Suite 3: £5,600

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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For more information, please contact:

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