

Rent free
periods available

offices to let

manor house

First Floor
Offices
1,795 sq.ft

1 Manor Street, Sheepscar, Leeds, LS7 1PZ



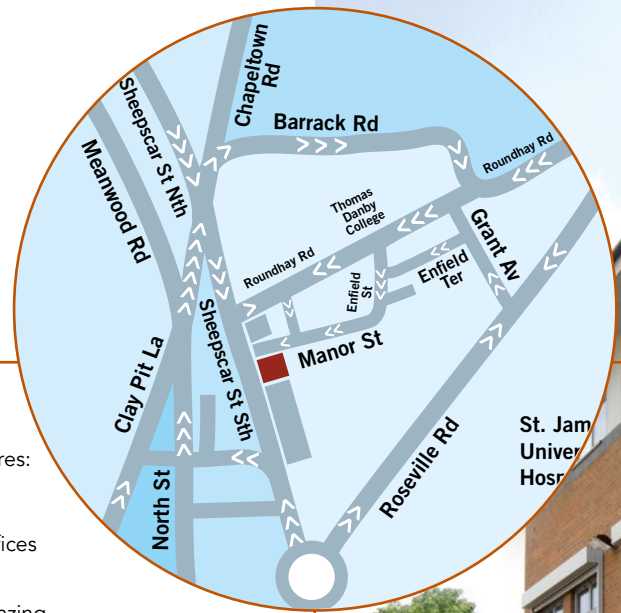
Modern air conditioned offices

- Excellent access to Leeds City centre and motorway network
- Dedicated parking in private car park



manor house

1 Manor Street, Sheepscar, Leeds, LS7 1PZ



Location

Manor House is a distinctive building situated in an extremely prominent position fronting onto Sheepscair Street South and overlooking one of the busiest road intersections in Leeds.

Accessed off Roundhay Road, via Manor Street, Manor House is ideally situated for quick access to and from Leeds City centre, all north Leeds suburbs and the national motorway network via the nearby Inner Ring Road.

Description

Manor House is a modern self-contained 3-storey office building with extensive additional lower ground floor accommodation/storage.

Manor House offers flexible office accommodation across its ground, first and second floors, all benefiting from excellent natural light.

Accommodation

Net internal office areas:

GROUND Floor Let to: Solace Charity

FIRST Floor To be Let as a whole floor:
1,795 sq.ft

SECOND Floor Let to: Spiral Design

The **FIRST** floor at Manor House is to be let as a whole.

The **FIRST** floor also comes with 425 sq.ft of dedicated basement accommodation/storage space.

Parking

Manor House benefits from its own private, gated and fenced secure car park with 4 car parking spaces allocated to each floor.

Extensive on-street parking is available immediately outside the property on Manor Street.

Terms

The **FIRST** floor at Manor House is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

The initial rent will be based on £12.00 per sq.ft. + Service Charges.

Rates

Manor House will need to be re-assessed for rating purposes on a floor by floor basis.

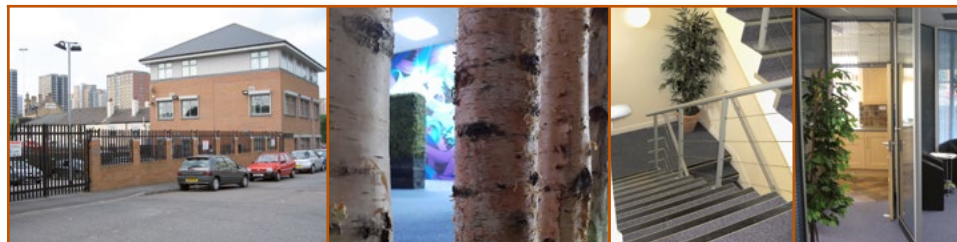
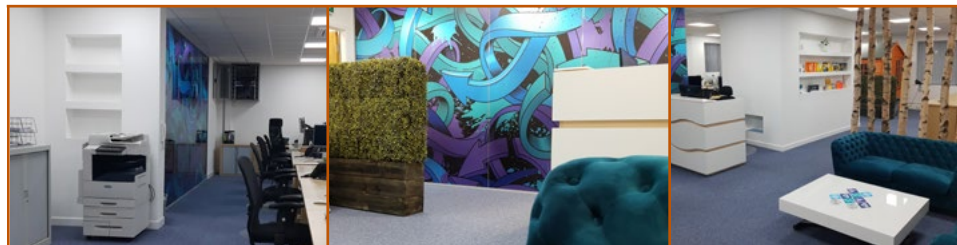
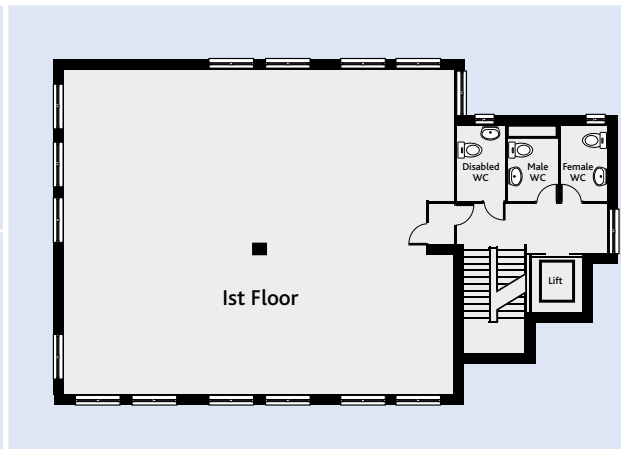
Specification

Viewing

To arrange a viewing or to obtain any further information please contact:
Simon Turner Tel: 0113 205 1400,
email: simon@spiralcom.co.uk

Manor House benefits from the following features:

- Air conditioning
- Modern open plan offices
- Perimeter trunking
- Sealed-unit double glazing
- Excellent natural light
- Carpeting throughout
- Suspended ceilings
- Gas fired central heating
- Passenger lift serving all floors
- Male & female toilets on each floor
- Disabled access and facilities
- Phone entry system
- Security alarm & CCTV
- Security shutters on ground & first floor



Important Notice

These details were compiled on 1st September 2023 and whilst every reasonable effort has been made to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.