

To Let



## The Coach House

17 North Hill Road  
Headingley  
LEEDS  
LS6 2EN

Attractive two storey  
stone faced office  
building

Adjoined to a Grade II  
listed building

Truly unique  
opportunity, with  
significant parking

Only 2 miles from  
Leeds City Centre

**CBRE**

**FOX  
LLOYD  
JONES**



# The Coach House

17 North Hill Road

Headingley

LEEDS

LS6 2EN

The Coach House provides an attractive two storey stone faced office building originally developed as an extension to the adjoining Grade II listed 17 North Hill Road.

## Location

The property is accessed via North Grange Road which is ideally situated just off A660 Headingley Lane (3 min walk) providing immediate access to Leeds City Centre in approx. 2 miles.

## Specification

- Superb modern office accommodation
- Private courtyard setting
- Ideally situated in close proximity to A660 Headingley Lane
- Car park accessed via North Grange Road
- Generous on site car parking (number of spaces to be negotiated)
- Mature landscaped grounds providing attractive working environment

## Accommodation

The available accommodation has been measured in accordance with the RICS Standards and provides the following floor areas:

Floor	Sq ft	Sq m
Ground Floor	1,640	152.37
First Floor	1,447	134.43
TOTAL	3,087	286.8

## Tenure

The property is available To Let, by way of new lease, subject to surrender.

## Rent

£15 per sq ft.

## EPC

Available upon request.

## Legal Costs

Each party is to bear their own costs incurred in a transaction.

For further information please contact:



**Charles Parkinson**  
Senior Surveyor  
0113 394 8819  
charles.parkinson@cbre.com



**Harry Dunhill**  
Chartered Surveyor  
0113 243 1133  
harry.dunhill@fjltd.co.uk

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