

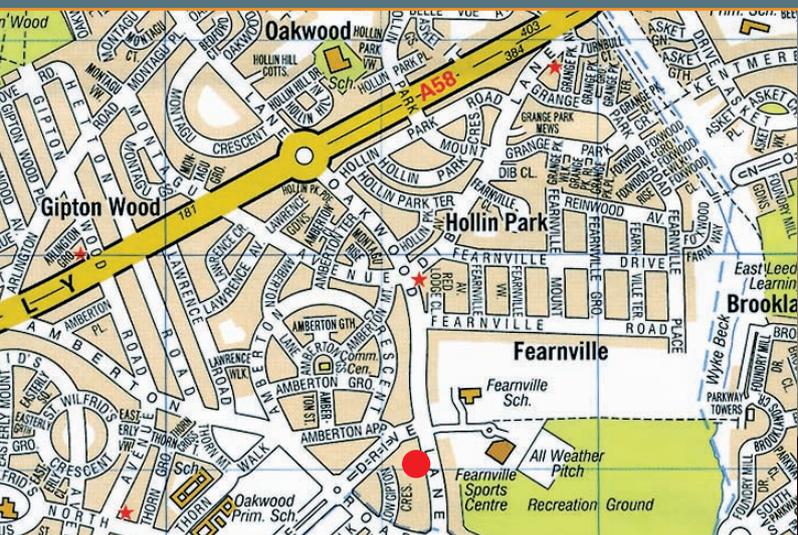
# TO LET

OAKTREE HOUSE, OAKWOOD LANE, LEEDS



**GOOD QUALITY OFFICES WITH  
EXCELLENT, SECURE CAR PARKING**

670 - 11,203 sq ft (62 - 1,040 sq m)  
Oaktree House, Oakwood Lane, Leeds



Oaktree House is located in a prominent location on Oakwood Lane, which is opposite the Fearnville Leisure Centre and close to the A58 Wetherby Road. This is one of the main arterial routes into Leeds City Centre and therefore has good transport links.

#### LOCATION

The premises are approximately 3 miles north of Leeds City Centre, close to the A58 Wetherby Road. The property has good transport links to and from the City Centre, along with good public transport with regular bus services. The property also benefits from a number of local convenient stores situated close-by.

#### DESCRIPTION

Oaktree House is a four storey office building, comprising two separate sections of the main building and an annexe area, which are linked by a joint common area providing access to both buildings.

The common areas have been subject to considerable redecoration, along with new and improved security to the property itself and the adjoining car park. The property has also seen an additional 17 car parking spaces provided to the front of the property.

**VIEWING** All viewings to be undertaken strictly by appointment with either of the joint agents:

Dan Hodge  
dan.hodge@gvagrimley.co.uk

Richard Fraser  
richard@carter-and-co.com



#### SPECIFICATION

The property benefits from the following:

- Gas central heating;
- Male and female toilet facilities to all floors;
- Disabled WC to ground floor
- Passenger lift;
- Suspended ceiling;
- Category II lighting;
- 41 car parking spaces.

#### ACCOMMODATION (Net Internal Areas)

FLOOR	Main Building		Annexe	
	SQ FT	SQ M	SQ FT	SQ M
Ground	4,130	383.67	1,074	99.77
First	-	-	941	87.42
Second	-	-	670	62.24
Third	4,388	407.64	-	-
<b>TOTAL</b>	<b>8,518</b>	<b>791.31</b>	<b>2,685</b>	<b>249.43</b>

#### TERMS

The accommodation at Oaktree House is available by way of a new full repairing and insuring lease. The accommodation is available on reasonably flexible terms and for further information, please contact either of the joint agents.

#### VAT

The building is currently not registered for VAT.

#### IMPORTANT NOTICE

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