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We are also available for out of hours appointments.

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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: [peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)

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Stoneacre Properties  
184 Harrogate Road  
Leeds  
West Yorkshire  
LS7 4NZ

01132370999

[peter@stoneacreproperties.co.uk](mailto:peter@stoneacreproperties.co.uk)  
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Unit 1A, Limewood Business Park, LS14 1AB

£32,500 Per Annum

First floor office accommodation at Limewood House situated at the entrance of Limewood Business Park, which provides direct access to the East Leeds Outer Ring Road which in turn leads to both A64 (York Road) and A58 (Wetherby Road).

Leeds City Centre is situated approximately three miles to the south west and Junction 46 of the M1 Motorway is approximately two and a half miles to the south east which provides access to the national motorway network and The Springs Shopping and Leisure Centre, home to many national chains.

There are 2 gyms adjacent and Slazenger Paddle Centre and Drive-Thru KFC are across the road. Seacroft Green Shopping Centre is a short walk away and is the home of retail outlets such as Tesco, JD Sports, a Post Office, Greggs and Subway amongst others.

- 3747 sq ft
- £8.65 per sq ft
- Modern Offices
- Excellent Location
- DDA Compliant
- High profile Signage Posn
- 9 dedicated Car Bays



## LOCATION

Limewood House is situated at the entrance of Limewood Business Park, accessed off Limewood Approach which provides direct access to the Leeds Outer Ring Road which in turn leads to both the A64 (York Road) and A58 (Wetherby Road) to the east and west respectively. Leeds City Centre is situated approximately three miles to the south west and Junction 46 of the M1 Motorway is approximately two and a half miles to the south east which provides access to the national motorway network. There are also numerous bus routes which run along the Ring Road providing access to the city centre and various suburbs of Leeds. There are 2 gyms adjacent and a Drive-Thru KFC across the road furthermore Seacroft Green Shopping Centre is a short walk away and is the home of retail outlets such as Tesco, JD Sports, a Post Office, Greggs and Subway amongst others.

## DESCRIPTION

The premises offers excellent first floor accommodation comprising open plan offices, meeting rooms & managers office. The premises offer a high level of DDA compliancy including lift access.

There are 9 car parking spaces allocated to the premises.

The premises benefit from the following:-

- Comfort cooling
- Central heating
- Entry phone system

## ACCOMMODATION

The premises provides the following accommodation:-

First floor 3,747 sq ft 348,2 m2

## TERMS

The premises are available by way of Lease.  
£32,500 per annum plus vat  
Terms to be agreed.

Estate service is currently  
£1,052 per annum

Building Insurance contribution  
To be advised



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0690 - 0838 - 1939 - 9093 - 9002

Rating D-76

This can be viewed on [www.ndeprcregister.com](http://www.ndeprcregister.com)

## BUSINESS RATES

The offices are assessed by the Valuation Office Agency as follows:-

First floor - £28,000RV

## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## MISDESCRIPTONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared May 2025.

