

TO LET

**GOOD QUALITY
OFFICE SUITES with on-site PARKING**

720 sq.ft. and 870 sq.ft.



**MARGARET HOUSE
DEVONSHIRE CRESCENT
ROUNDHAY
LEEDS
LS8 1EP**

Margaret House, Devonshire Crescent, Roundhay, Leeds, LS8 1EP

LOCATION

Margaret House is situated at the junction of Devonshire Crescent and Devonshire Avenue just off Street Lane in a busy suburban area midway between Moortown and Roundhay, some 4 miles to the north of Leeds city centre.

This location is easily accessible with good public transport links and connections onto the main trunk routes out of the city centre leading to Harrogate, York and Wetherby.

The property is conveniently positioned within a few minutes' walk from various restaurants/bars and shops on Street Lane.

DESCRIPTION

Margaret House is a modern 2 storey office building constructed with traditional brick elevations and has been fully refurbished to provide good quality office accommodation.

The available suites benefit from the following specification: -

- Newly carpeted & decorated.
- Modern suspended ceilings
- Air-conditioning
- LED lighting
- Separate male/female w/c facilities
- Double glazed windows
- Gas fired central heating
- Shared kitchen facility

ACCOMMODATION

The available suites within Margaret House are located on the ground and first floors and provide net internal areas of **870 sq ft and 720 sq ft.** respectively.

The ground floor suite benefits from its own independent entrance on the Devonshire Avenue elevation of the building.

RATES

The available suites have been assessed for rating purposes as "Office and Premises" and have the following rateable values: -

Ground Floor	-	£9,000
First Floor	-	£6,300

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

PARKING

There are 3 parking spaces available with the ground floor suite and 1 included with the first floor suite. There is also an abundance of on street parking available.

EPC

Each available suite has a separate Energy Performance Certificate. Currently the EPCs within each suite range from 'D' (87) to 'D' (97). Further details (including full copies of each EPC) are available upon request.

TERMS

The suites within Margaret House are available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

The commencing rental for the available suites is as follows: -

Ground Floor	-	£11,745 per annum exclusive
First Floor	-	£9,720 per annum exclusive

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agent: -

CARTER TOWLER
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(REF: JJ.)

Details updated April 2022

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