

TO LET



## SECOND FLOOR OFFICE ACCOMMODATION

311 STONEGATE ROAD, LEEDS, LS17 6AZ

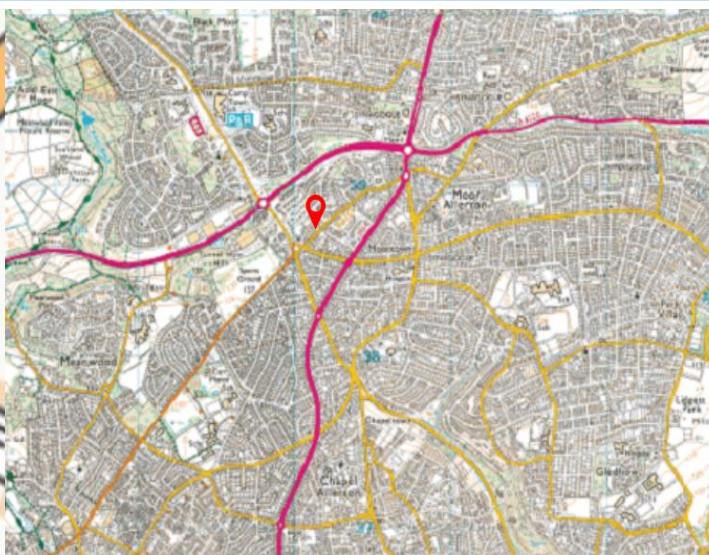
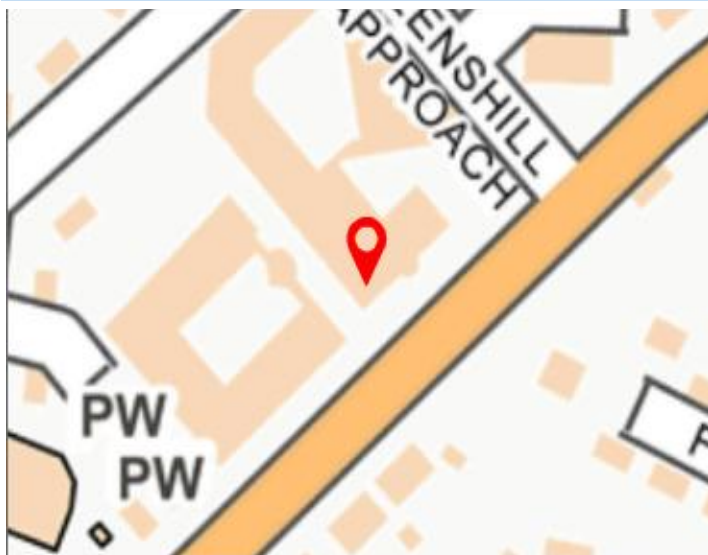


- High quality office space
- Two carparking spaces
- Serviced accommodation
- North Leeds suburb

£25,000 p/a

**114m<sup>2</sup>**  
**(1231 ft<sup>2</sup>)**

## 311 STONEGATE ROAD, LEEDS, LS17 6AZ



### LOCATION

The premises are located on Stonegate Road and form part of the Leeds Jewish Welfare Board complex. Stonegate Road is close to the suburban centre of Moortown about five miles from Leeds city centre and readily accessible for the Leeds outer ring road.

### DESCRIPTION

The premises comprise second floor office accommodation falling in part of a larger building comprising the Leeds Jewish Welfare Board offices. There is security-controlled access to the building and communal reception with lift and staircase to upper floors. The building is of traditional construction with walls faced partly in brick and partly in render and partly in aluminium curtain walling under a profile metal sheet roof. The suite will come with two carparking spaces.

### ACCOMMODATION

	m2	ft2
Office	114	1,231
<b>Total</b>	<b>114</b>	<b>1,231</b>

There are shared disabled gents and ladies W.C's and there will be the availability of the shared use of a kitchen, but only vegetarian foods will be permitted. The office accommodation comprises one large open plan office with a small, partitioned area and separate private office. The office accommodation has air conditioning, suspended ceilings, skirting trunking and is fully carpeted. Additional accommodation may be available if required on application.

### SERVICES

We understand the property benefits from all mains services. No test of the services has been made. The services will be provided communally and will be included within the rent. The lease will provide for annual increases in the rent to cover the uplift in services.

### RATEABLE VALUE

A contribution to business rates will be included within the rent. The lease will provide for annual increases in the rent to cover the uplift in business rates.

### PLANNING

This property is believed to have planning consent use as offices.

### TERMS

The accommodation is offered on a new five-year lease at a rent of £25,000 per annum all inclusive.

### HOURS OF USE

Access to the building will only be available during the opening hours of Leeds Jewish Welfare Board, which is 8am – 5pm Monday to Wednesday, 8am – 9pm Thursday and 8am – 2pm Friday.

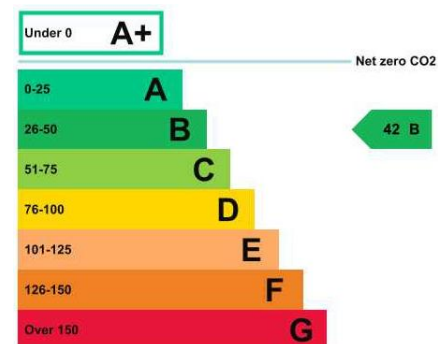
### VAT

Our client advises that VAT will not be repayable in respect of this transaction.

### LEGAL COSTS

The incoming is to be responsible for the landlords' legal costs in preparation of the lease.

### EPC



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)  
[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

September 2025

**Nabarro McAllister**

### Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

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