

Unit 11a, Harewood Yard, Harewood Estate, Leeds, LS17 9LF



High quality offices in a tranquil courtyard setting close to Leeds and Harrogate

- Contemporary, high-specification, self-contained office suite
- Impressive open-plan workspace with expansive mezzanine level
- Range of Private Meeting Rooms and Boardroom
- On-site renewable energy (Biomass and Solar)
- Secure on-site car parking with 24-hour security presence

Office
TO LET

2,839 sq ft
(263.75 sq m)



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Summary

Available Size	2,839 sq ft
Rent	£47,850 per annum
Rateable Value	£32,250
Service Charge	£4.50 per sq ft Service charge includes heating (onsite renewable energy), maintenance and cleaning of communal areas, health and safety, winter road gritting, waste collection, contribution to road maintenance and EV chargers. (VAT applicable.)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

This modern, self-contained office suite offers bright and flexible open-plan accommodation. The ground floor features a large open-plan office that flows into a spacious mezzanine level, providing additional workspace. The suite also includes a dedicated boardroom and a selection of first-floor meeting rooms, ideal for collaborative or private use. Shared amenities comprise a well-appointed kitchen and WC and shower facilities. Located at Harewood Yard on the prestigious Harewood Estate, the offices combine contemporary design with historic charm. There is ample car parking for occupants and visitors within the Yard at no additional cost and businesses can enjoy exclusive access to a range of premium estate amenities, including meeting and event spaces, Harewood catering facilities, Harewood Estate Shop and membership to Harewood House. Set within a peaceful rural landscape yet equipped with modern infrastructure, Harewood Yard offers a truly exceptional environment for businesses seeking a unique, tranquil and inspiring workspace.

Location

Harewood House is one of the most important historic houses in the country set in beautiful gardens and 4,000 acres of estate parkland. Located at the junction of the A61/A659 just 7 miles from Leeds and Harrogate, Harewood Estate also benefits from excellent connectivity to the A1 which is 5 miles to the east and the A1/M1 link which is situated 8 miles to the South East of Harewood Yard. Harewood Yard is accessed via Weardley Lane just off the A659 Otley Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Offices (incl.kitchen)	1,166	108.32	Available
Mezzanine - Range of office suites	1,673	155.43	Available
Total	2,839	263.75	

Terms

The office suite is available to let on an internal repairing and insuring lease basis for a term of years to be agreed.



Viewing & Further Information

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