

# OAK HOUSE



TO LET

Imposing air conditioned offices  
with dedicated car parking  
4,050 sq ft (376 sq m)

PARK LANE | LEEDS

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Fully refurbished  
air conditioned offices



## DESCRIPTION

The accommodation has been fully refurbished providing well appointed flexible open plan offices. Internally the accommodation is stylishly finished to a good specification including:

- **Air conditioning**
- **Suspended ceilings with recessed lighting**
- **Carpet tile floor covering**
- **Perimeter trunking**
- **Gas fired central heating system**
- **Dedicated car parking**
- **Intercom access**
- **Passenger lift serving all floors**

PARK LANE | LEEDS



## ACCOMMODATION

The second floor office suite extends to 4,050 sq ft (376 sq m) and has the benefit of 6 on site car parking spaces. Consideration will be given to subdivision of the floor.



## RATEABLE VALUE

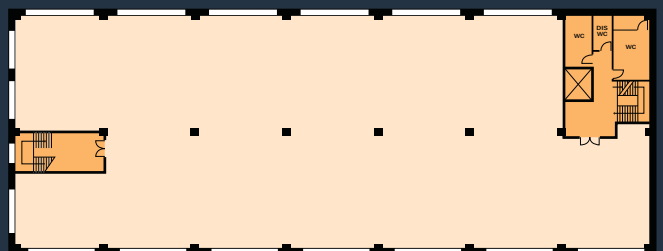
The rateable value is subject to reassessment.

## TERMS

Available by way of a new effective FR&I lease. Please contact the marketing agents to discuss the competitive terms available.

## ENERGY PERFORMANCE CERTIFICATE

Oak House has an Energy Performance Asset Rating of 62, which falls in Band C.



TYPICAL FLOOR PLAN

# OAK HOUSE

## LOCATION

Oak House is prominently located on Park Lane conveniently placed for the traditional office core and the Leeds inner ring road. Car parking is available on site and both Leeds Free City Bus ([www.wymetro.com](http://www.wymetro.com)) and Whizzgo car club have stops at the nearby Park Lane College.



# OAK HOUSE



- 1 Leeds Federated Housing
- 2 Burley Road Pay & Display car parking
- 3 Express by Holiday Inn
- 4 Ibis Hotel
- 5 Premier Inn/TGI Friday's
- 6 W Denis Insurance
- 7 NHS
- 8 TD Waterhouse
- 9 Ford & Warren Solicitors
- 10 Hammonds Solicitors
- 11 No.1 Park Lane

## VIEWING

Strictly by appointment with the joint letting agents.

[www.cartertowler.co.uk](http://www.cartertowler.co.uk)

**CARTER TOWLER**  
CHARTERED SURVEYORS

**0113 245 1447**

**Lambert Smith Hampton**

**0113 245 9393**

### MISREPRESENTATION ACT

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