



OFFICES TO LET

**3rd Floor, St Michael's Court, Shire Oak Street,
Headingley
LS6 2AF**

**Suites available from
500 sq ft (46 sq m) - 2,827 sq ft (262 sq m)**



**10 dedicated car parking spaces
Air Cooling Capability
Perimeter Trunking**

**Central Headingley
DDA Compliant
Suspended ceilings and LG7
lighting**



LOCATION

Situated in the heart of Headingley, St Michael's Court is immediately adjacent to the A660 and within walking distance of the retail and commercial centre of Headingley. Headingley offers easy access to Leeds City Centre and is served well by public transport.

DESCRIPTION

St Michael's Court is a modern four storey building. Other occupiers in the building include Burton Croft Surgery and Holly Bank Surgery and Leeds Sport Injury and Physiotherapy Clinic. On the ground floor there is a Pharmacy, Specsavers and a Nandos Restaurant will be opening in early 2015. The available suite is situated on the third floor which is accessed via two lifts. The suite offers the following specification:

- Solid floors
- Perimeter trunking
- Suspended ceilings and LG7 lighting
- Air cooling capability
- DDA compliant
- 10 dedicated car parking spaces.

Floor Area

3rd Floor 2,827 sq ft (262.67 sq m)

Suites are available on the third floor from 500 sq ft. Please speak direct to the sole agents for more details.

LEASE

A new FRI lease is available.

RENT

For details of the passing rent, please contact the sole agent.

RATING ASSESSMENT

We are currently awaiting confirmation of the Rating Assessment. Prospective tenants should make their own enquiries with the Valuation Office for confirmation.

VAT

The rental is subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any transaction.

EPC

The property has an EPC rating of C.

VIEWINGS

Strictly by appointment with the sole agents – Iain Cairns

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