FLJ

To Let



Office Suites - High Street House

2 High Street, Yeadon, Leeds, LS19 7PP

COMMERCIAL SUITES TO LET-
Available now for a variety of uses including office / clinic / E-commerce

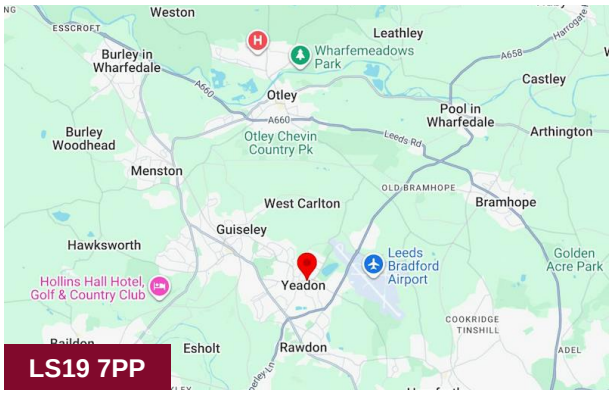
206 to 309 sq ft
(19.14 to 28.71 sq m)

- *LAST 2 SUITES REMAINING*
- Highly visible position in the centre of a busy & thriving community
- 24/7 access
- Each suite benefits from an internal intercom system
- Suitable for a wide variety of occupiers eg. office, clinic, consulting, & e-commerce
- Surrounded by a number of local independent and national operators

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Summary

Available Size	206 to 309 sq ft
Rent	£316.66 - £479.58 per month Rent inclusive of Service Charge & Insurance but excludes Business Rates & Utilities
Business Rates	N/A
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The accommodation is thoughtfully arranged across the first and second floors, with access provided through an inviting and professionally presented ground floor entrance. Each suite is equipped with its own secure intercom system, offering occupiers and their guests both ease of access and an added sense of security. In addition, tenants can enjoy shared amenities, including a well-maintained communal area with a small kitchenette and separate male and female WC facilities.

The suites are carpeted, newly redecorated and have LED lighting, creating a bright, modern, and professional environment. This comprehensive refresh ensures that the space is ready for immediate occupation, presenting an attractive, turnkey solution for businesses seeking quality office accommodation.

The occupier is responsible for payment of the electricity and heating consumption charges for each suite.

Location

The property occupies a prominent position at the very heart of Yeadon, directly fronting the busy High Street and only moments from the Harper Lane roundabout—one of the town's key junctions. This highly visible spot benefits from constant passing traffic and steady pedestrian flows.

Yeadon is just eight miles north-west of Leeds city centre and a short drive from Leeds Bradford Airport, making it easily accessible for commuters, clients, and visitors. Strong transport links to surrounding towns and regional routes further enhance its appeal as a business base.

Yeadon High Street is a well-established retail and business hub, anchored by Morrisons Supermarket and supported by household names such as Costa Coffee, Greggs, William Hill, and Barnardo's. Alongside these are a wide range of independent cafés, salons, boutiques, and professional services, creating a vibrant and community-focused atmosphere.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	309	28.71	Available
1st - Suite 4	196	18.21	Let
2nd - Suite 7	206	19.14	Available

Viewing & Further Information

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