

TO LET

Part Ground Floor
Cartelli House, 3 Hawthorn Park,
Leeds, LS14 1PQ



High Quality Ground Floor Office Accommodation

3,068 sq ft (285.03 sq m)

Property Highlights

- Conveniently situated on Coal Road, just off the Leeds Outer Ring Road
- Attractive two-story detached office building
- Fitted meeting room and kitchen facilities
- Car parking spaces available

For more information, please contact:

Amelia Weston

07385 688121

amelia.weston@cushwake.com

Adam Cockroft

07769 745447

adam.cockroft@cushwake.com

St Paul's House
23 Park Square South
Leeds
LS1 2ND

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Location

Cartelli House is a high-quality office facility located close to local amenities, as well as being on one of the main arterial routes to and from Leeds city centre.

Leeds city centre is 5 miles southwest and can be reached within 20 minutes. J46 of the M1 is 4 miles away, providing quick access to the national motorway network.

A regular bus service runs along Coal Road, allowing for public transport access to various areas.

Description

Cartelli House is a modern two-storey detached office building situated on an attractive campus setting, and benefits from its own private car park.

The property has undergone refurbishment to provide the following specification:

- Suspended ceilings
- Raised access flooring
- Air conditioning
- Perimeter trunking
- Fitted kitchen and meeting room
- Coded secure entrance door & suite access
- Passenger lift
- Car parking spaces available

Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

	Sq M	Sq Ft
Ground Floor	285.03	3,068

Terms

The suite is available by way of a new effective full repairing and insuring lease direct from the landlord for a term of years to be agreed.

Rent

Available on application.

Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

EPC Rating

The property holds an EPC Rating of C55.

Business Rates

We recommend all interested parties to make their own enquiries with Leeds City Council.

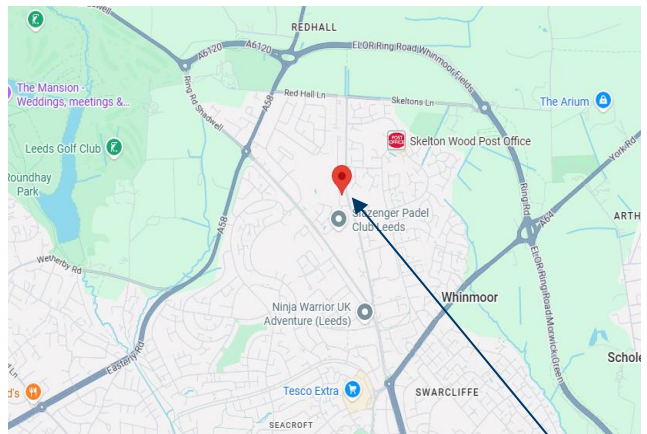
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

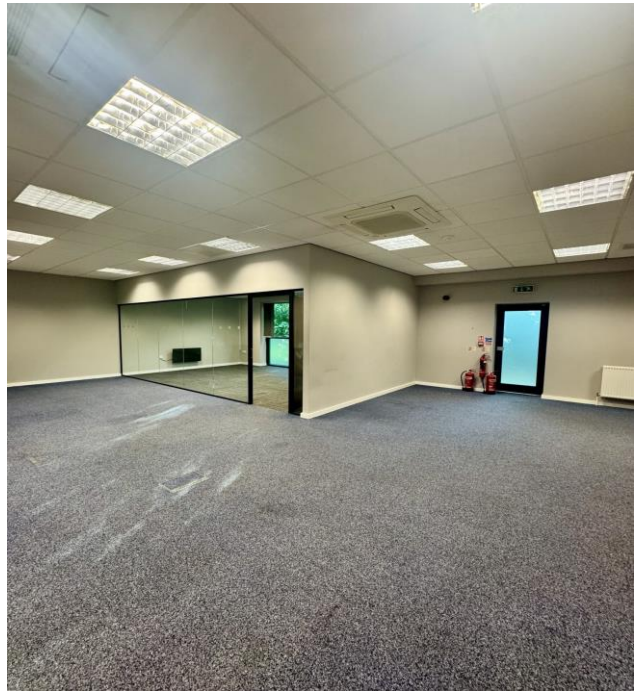
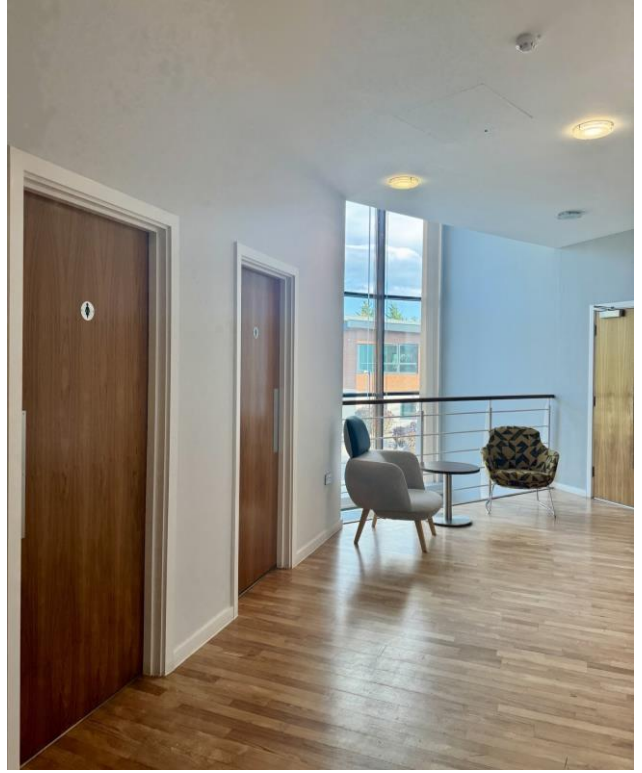
SUBJECT TO CONTRACT



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October 2025

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**CUSHMAN &
WAKEFIELD**

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