



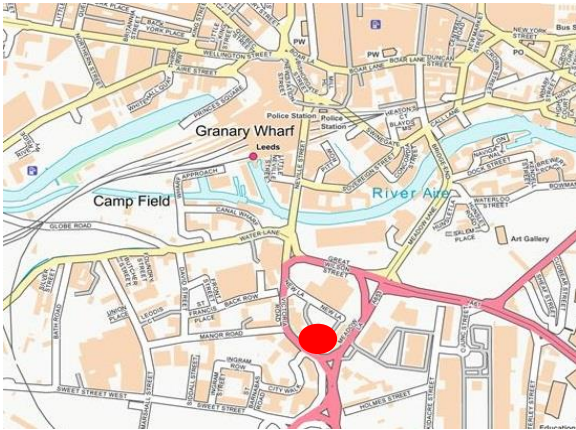
To Let

Acclaim House, Central Park, Leeds LS11 5EB

- Self-contained workspace from 10,785 – 21,570 sq ft (1,001.96 – 2,003.92 sq m)
- Existing fit out
- Available Summer 2024
- 1:310 car parking ratio

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

Central Park is situated in the southern office core of Leeds City Centre, you could not be better placed for business. Victoria Road running to the West is the main thoroughfare into Leeds from the south via the M621. Junction 3 of the M621 lies just to the south. With easy transport links to neighbouring cities, you're a short distance from reaching the wider UK business network. Leeds Central Railway Station is a short walk to the north.

Travel Distances	
Leeds Railway Station	6 minute walk
M621	30 second drive

Description

Central Park comprises three, two-storey high quality office buildings, located in the popular southern office core of Leeds City Centre.

Central Park Leeds offers the benefits of an out-of-town business park, with ample car parking, and is positioned close to a wide range of city centre amenity.

Acclaim House at Central Park comprises a self-contained, highly desirable modern, light and open plan workspace. The ground and first floors benefit from an existing fit out and the following specification:-

- ◆ Raised access floors
- ◆ Lift access
- ◆ Shower & changing facilities
- ◆ DDA compliant



Amenity	Nearby occupiers	Travel and transport	Central Park
1 2 3 4 5 6	7 8 9 10 11 12	13 6 minute walk 14 30 second drive	15 ACCLAIM HOUSE; QBE INSURANCE 16 LEEDS HOUSE; ESTIO LONDON & SCOTTISH AKARI CARE 17 LONDON HOUSE; SMIFFY'S RIVENDALE



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Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground	10,785	1,001.96
First	10,785	1,001.96
TOTAL	21,570	2,003.92

Car Parking

On site car parking spaces are allocated to the demise on a pro-rata basis providing a 1:310 car parking ratio.

Terms

The office accommodation is available from Summer 2024 by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £15.00 psf per annum exclusive.

Rates

The property has been assessed to have the following Rateable Values:

FLOOR	RATEABLE VALUE
Ground	£174,000
First	£154,000
TOTAL	£328,000

We advise all interested parties to make their own enquiries of the local rating authority.

Estate Charge, Service Charge & Insurance

An Estate Charge, Service Charge and Insurance Charge will be payable in respect of the above. Further information available upon request.

EPC

A full copy of the certificate is available upon request

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



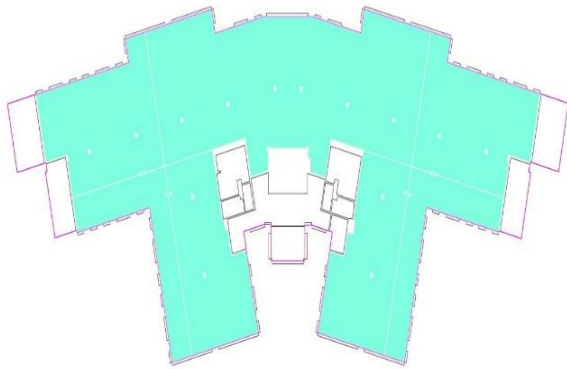
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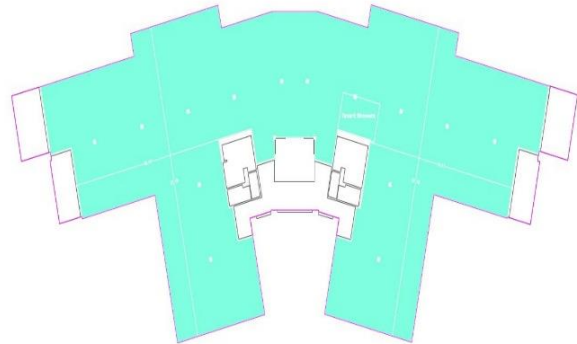
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Ground floor plan



First floor plan

Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Fox Lloyd Jones

Contact: Harry Finney

Email: harry.finney@flj ltd.co.uk

Tel: 0113 243 1133

Subject to Contract

Particulars: November 2023

Photographs: October 2023



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[Particulars dated [November 2023]. Photographs and videos dated [October 2023].]

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