



Grade A offices
Arena Quarter, Leeds City Centre

12,000 sq ft To Let | 20 Undercroft Car Parking Spaces

Northgate, 118 North Street, Leeds LS2 7PN

www.northgateleeds.co.uk

50% Let
to Hentons
Chartered
Accountants!



DESCRIPTION

Located in the vibrant Arena Quarter, Northgate is one of Leeds' most prominent office buildings located on a key gateway to the city centre.

Comprising a highly refurbished, five storey Grade A specification office building, with open plan office accommodation and stunning reception, Northgate represents the pinnacle of Leeds' latest office space. With 20 underground secure car parking spaces, bike storage and very impressive shower facilities, the building is Grade A in every way.

Your business will be in good company as Henton Chartered Accountants already occupy ground and first floor.

SPECIFICATION

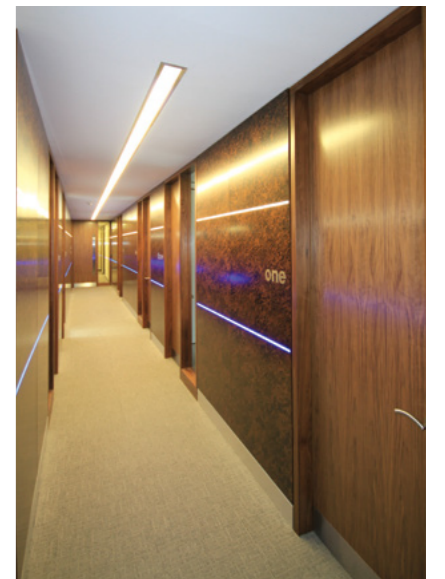
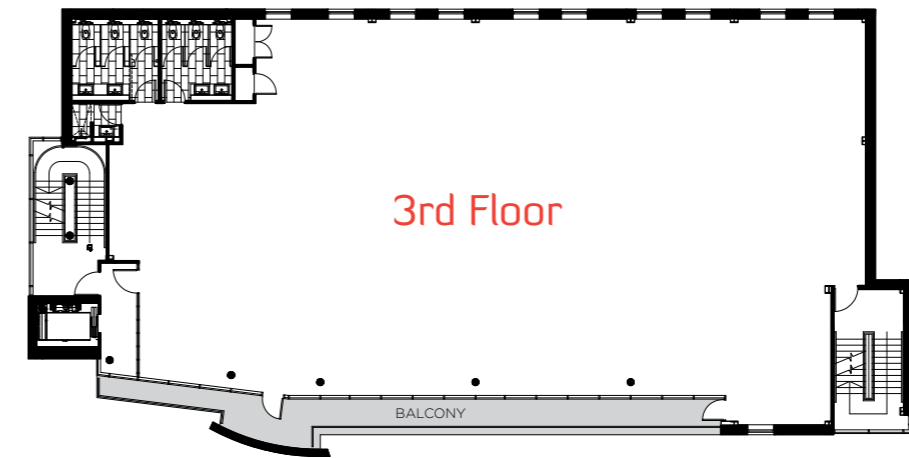
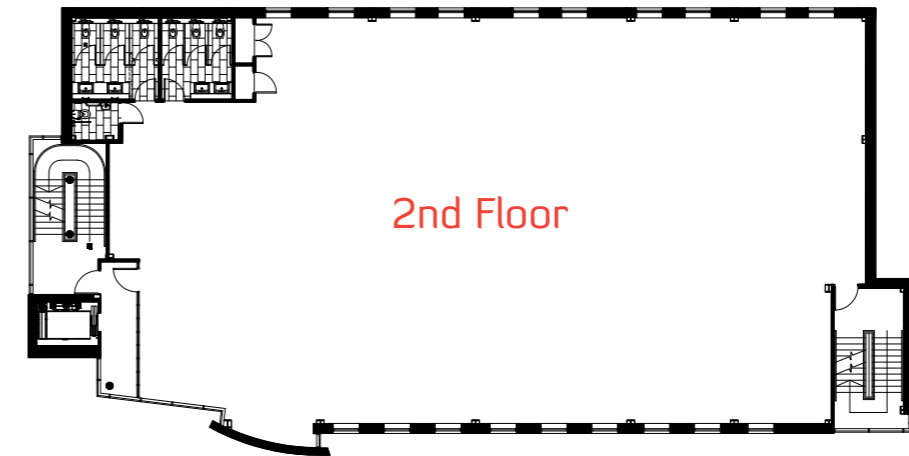
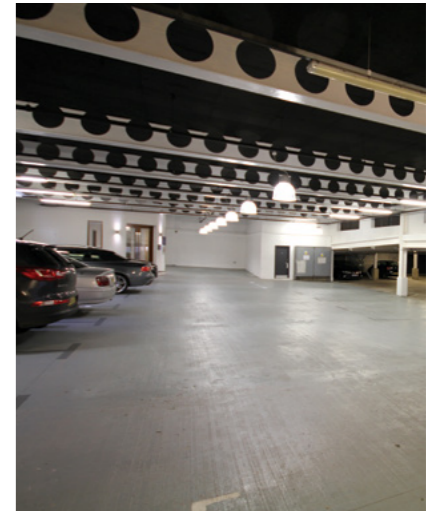
- > 20 undercroft car parking spaces & bike racks
- > Extensively refurbished
- > Air conditioning
- > Raised floors
- > Suspended tile ceiling
- > Column free
- > Fully carpeted
- > 2 x passenger lifts
- > Impressive fully glazed reception
- > DDA compliant
- > 24 hour access
- > Contemporary washroom & shower facilities
- > Superfast Internet
- > Fully networked



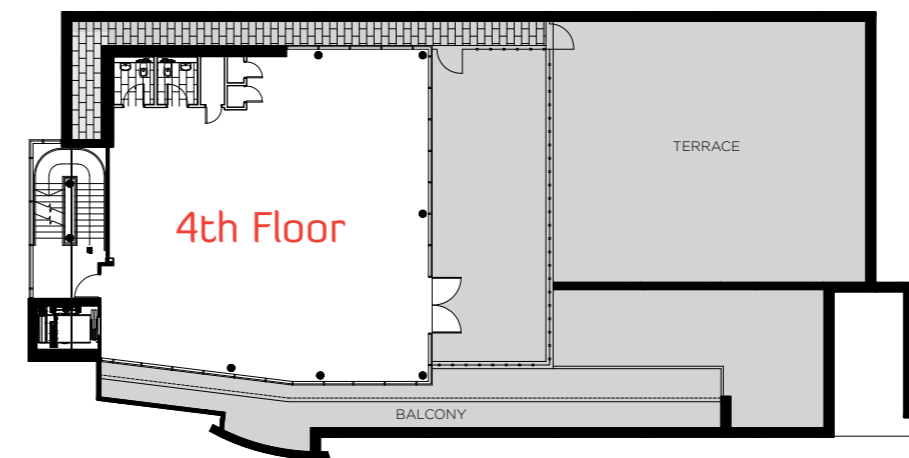
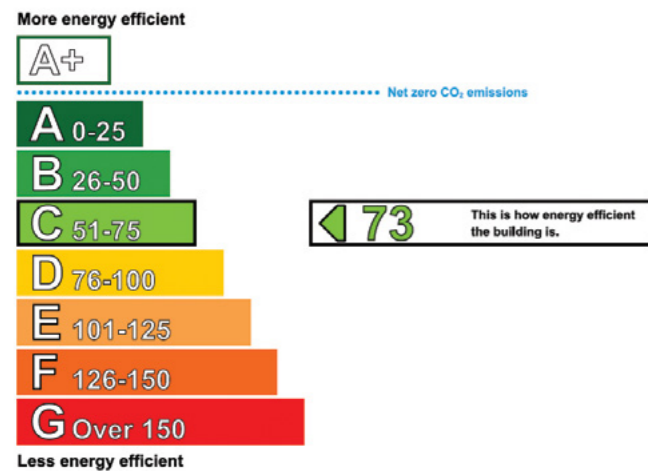


ACCOMMODATION SCHEDULE

UNIT	SQ M	SQ FT
Ground Floor	Let to Hentons Chartered Accountants	
First Floor	Let to Hentons Chartered Accountants	
Second Floor	519.51	5,592
Third Floor	446.57	4,807
Fourth Floor	155.45	1,673
Total NIA Available	1,121.53	12,072



EPC



LOCATION

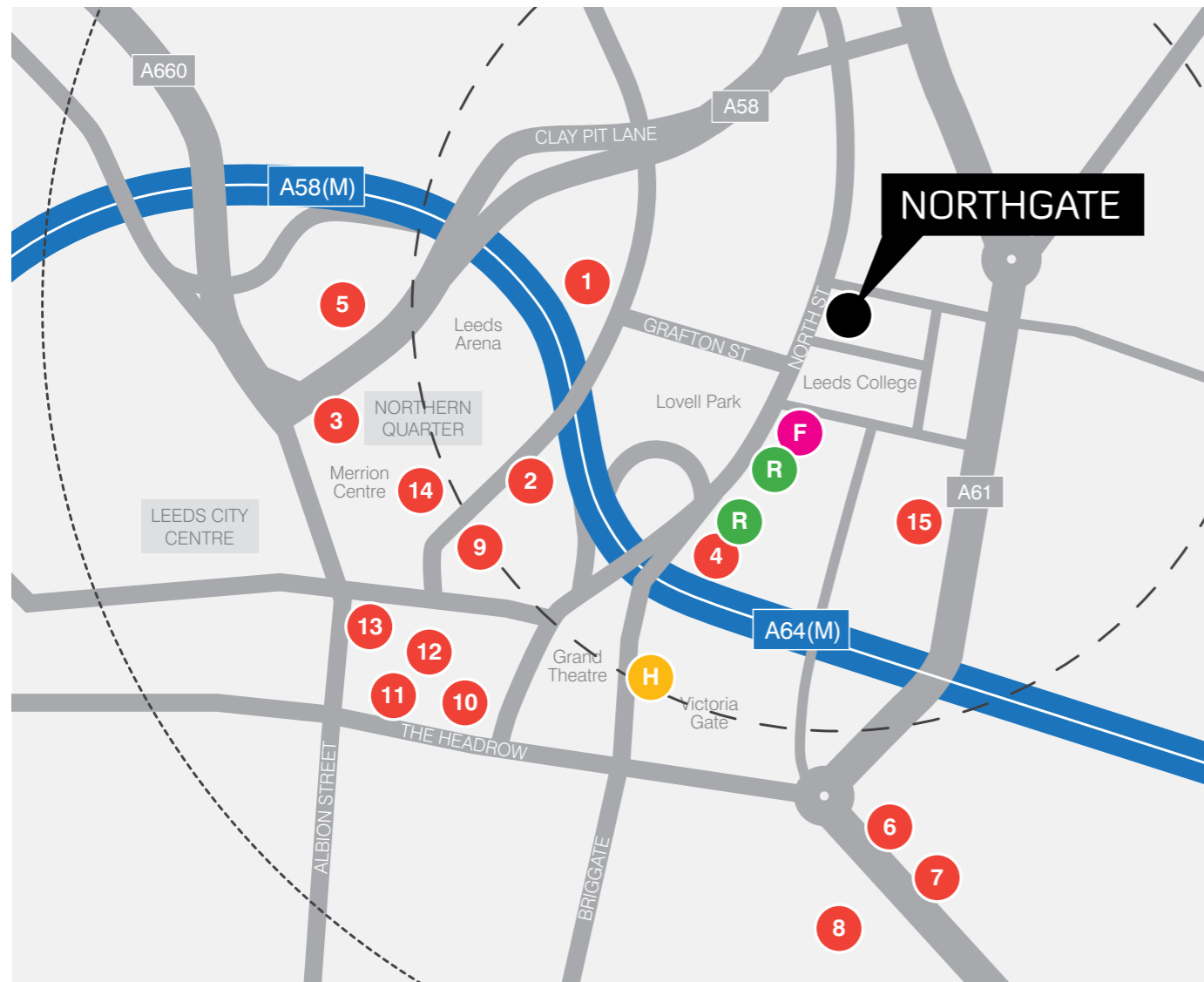
Northgate is prominently located on the corner of North Street and Skinner Lane, on the fringe of Leeds city centre. The property benefits from excellent road and bus links, lying to the north of the A64/A61 interchange at Quarry Hill and a short distance to the City Loop road network. Bars, restaurants and other amenities are located within 10 minutes' walk of the premises and include Leeds Arena, Victoria Quarter, The Grand Theatre, St John's Centre and The Light.

Northgate is your opportunity to become part of the exciting Arena Quarter in Leeds City Centre!



ARENA QUARTER

Northgate is situated in one of Leeds' most vibrant and emerging quarters with a plethora of cultural and leisure venues. Hammerson's Victoria Gate is on the doorstep as well as the new Leeds Arena, the Grand Theatre and the Victoria Quarter. Local occupiers include Lloyds Bank, HBOS, Capita, The Dept of Health, and Town Centre Securities' Merrion Centre. The area is also well served by some of Leeds' most established bars and restaurants including the world famous Mojos, Hansas, The Lounge and North Bar.

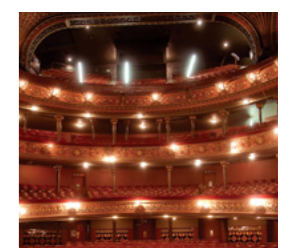
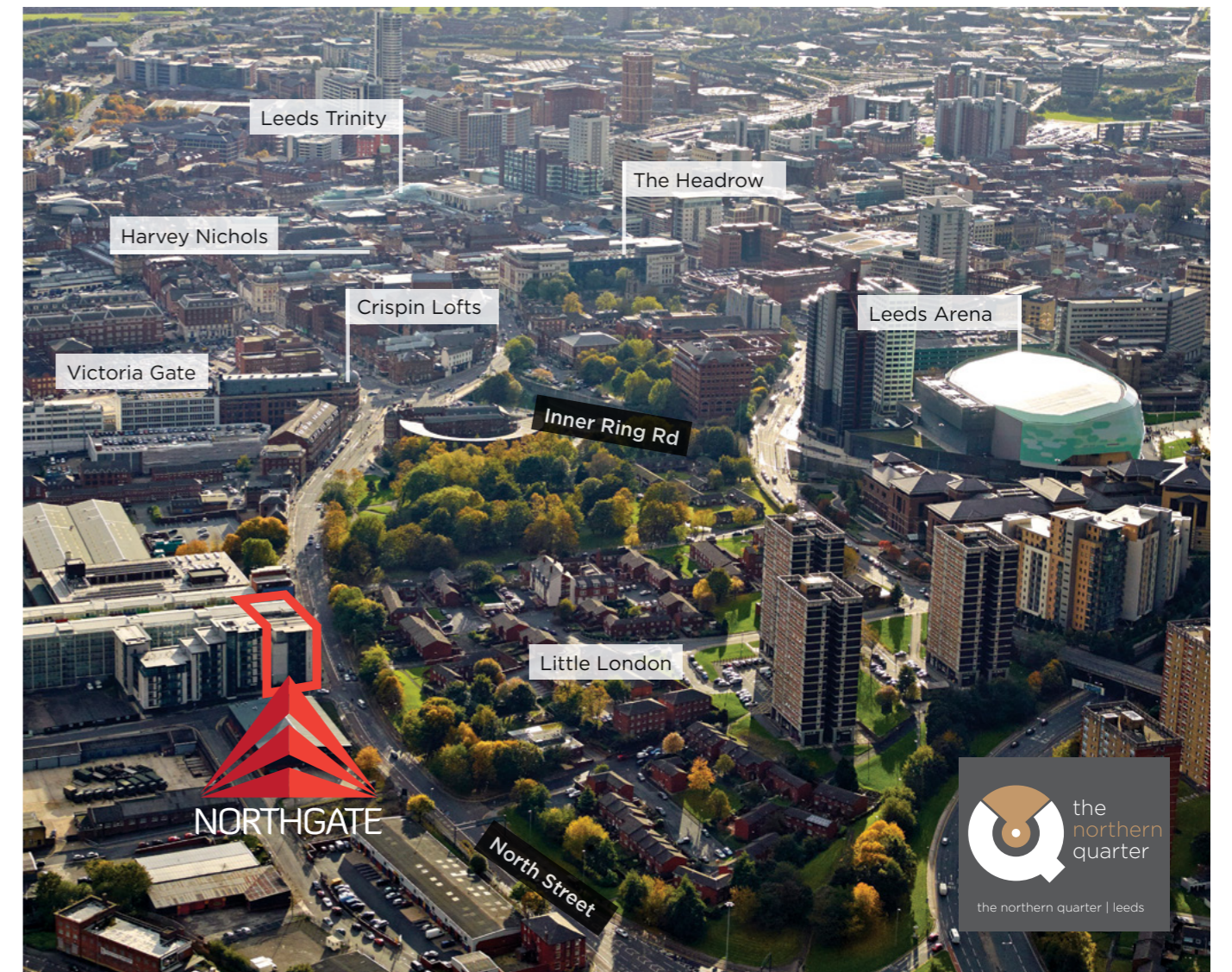


LOCAL OCCUPIERS

- | | | |
|-------------------------------|-----------------------|----------------|
| 1. HBOS/Lloyds HQ | 9. HGF Law | F. Food Outlet |
| 2. Yorkshire Bank HQ | 10. KPMG | H. Hotel |
| 3. Leeds City Council | 11. Direct Line | R. Restaurant |
| 4. Crispin Lofts | 12. NSPCC | |
| 5. Capita | 13. William Hill | |
| 6. Quarry House - Dept Health | 14. Blacks Solicitors | |
| 7. West Yorkshire Playhouse | 15. Christopher Pratt | |
| 8. Leeds Bus Depot | | |

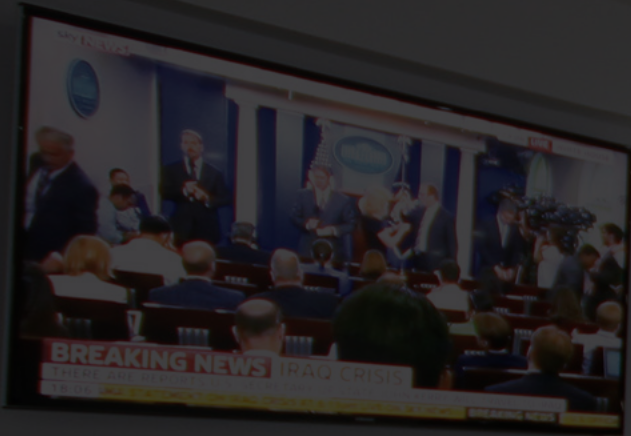
WALKING DISTANCES:

- 5 minutes
- 10 minutes





www.northgateleeds.co.uk



TERMS: The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further details on request.

RATES: We advise that interested parties make their own enquiries with the Local Rating Authority.

VAT: All reference to price, premium or rent deemed are exclusive of VAT unless expressly stated otherwise.

SERVICE CHARGE: The ingoing tenant will be responsible for an annual building service charge levied by the Landlord.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in connection with this transaction. Subject to contract.

MIS REP: DTZ and Knight Frank for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of DTZ and Knight Frank has any authority to make or give representation or warranty whatever in relation to this property. Published January 2015. *Designed & Produced by conemarketing.co.uk*