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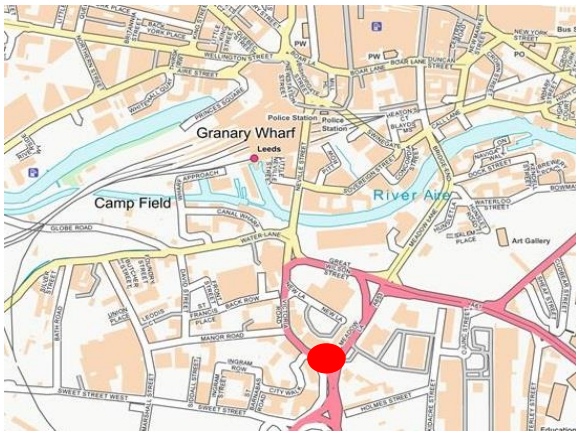
## To Let

### Central Park, New Lane, Leeds LS11 5EB

- Option to occupy a prominent self contained building
- Fit out options available
- 4,825 – 21,507 sq ft (448.26 – 2,003.92 sq m)
- 1:310 car parking ratio

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ  
email: [leeds@knightfrank.com](mailto: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 offering the benefits of an out-of-town business park, with ample car parking, positioned close to the wide range of city centre amenities.

Central Park comprises a self-contained, highly desirable modern, light and open plan workspace.

The available office accommodation benefits from the following specification:-

- ◆ Fitted options
- ◆ Raised access floors
- ◆ Shower facilities
- ◆ Bike storage
- ◆ Lift access
- ◆ Shower & changing facilities
- ◆ DDA compliant

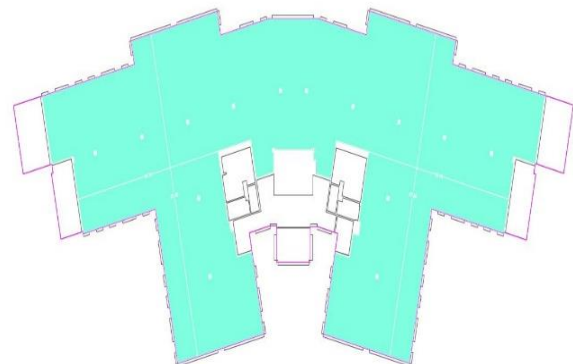


### Accommodation

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

| ACCLAIM HOUSE |               |                 |
|---------------|---------------|-----------------|
| FLOORS        | SQ FT         | SQ M            |
| Ground        | 10,785        | 1,001.96        |
| First         | 10,785        | 1,001.96        |
| <b>TOTAL</b>  | <b>21,570</b> | <b>2,003.92</b> |

| LEEDS HOUSE  |               |                 |
|--------------|---------------|-----------------|
| FLOORS       | SQ FT         | SQ M            |
| Ground       | 5,779         | 536.89          |
| Ground       | 5,147         | 478.17          |
| First        | 4,825         | 448.26          |
| <b>TOTAL</b> | <b>15,751</b> | <b>1,463.32</b> |



Indicative floorplan

### Car Parking

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



**Leeds House**

### Terms

The office accommodation is available 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.

### 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.



**Leeds House**

### Rates

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

| ACCLAIM HOUSE | FLOORS | RATEABLE VALUE |
|---------------|--------|----------------|
|               | Ground | £174,000       |
|               | First  | £154,000       |
| TOTAL         |        | £328,000       |

| LEEDS HOUSE | FLOORS | RATEABLE VALUE |
|-------------|--------|----------------|
|             | Ground | £64,500        |
|             | Ground | £74,500        |
|             | First  | £              |
| TOTAL       |        | £              |

Please note the Rateable Value is not the amount payable.

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

### 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.



## Viewing & Further Information

Strictly by appointment with the joint letting agents:

### **Knight Frank**

Contact: Victoria Harris

Email: [victoria.harris@knightfrank.com](mailto:victoria.harris@knightfrank.com)

Tel: 0113 297 2448

### **Fox Lloyd Jones**

Contact: Harry Finney

Email: [harry.finney@fljtd.co.uk](mailto:harry.finney@fljtd.co.uk)

Tel: 0113 243 1133



## Subject to Contract

**Particulars: June 2024**

**Photographs: June 2024**

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- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [June 2024]. Photographs and videos dated [June 2024]. ]

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