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For Sale (may Let)

Victoria Foundry, 17 Marshall Street, Leeds LS11 9EH

- Self-contained, high quality character office
- 7,106 sq ft
- Located in the South Bank area of the city
- 5 minutes' walk from the southern entrance to the train station

0113 246 1533

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



Promap ©

Location

Victoria Foundry is located within The Round Foundry which is situated on the south side of Leeds city centre. The location benefits from excellent provision of public transport and easy access to the road network whilst being within short walking distance of the retail core.

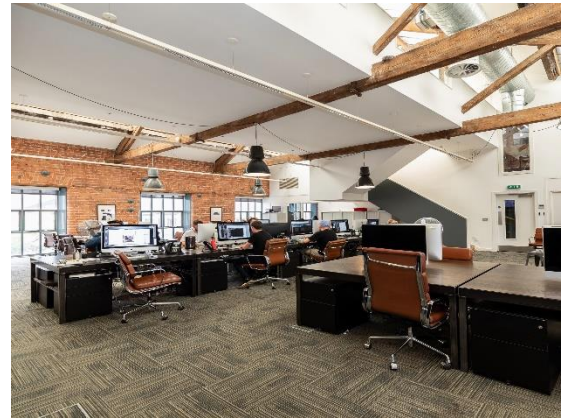
Victoria Foundry is within 5 minutes' walk from Leeds Railway Station, which provides excellent national connectivity with services to London within 2 hours. Manchester, Liverpool, Sheffield, Hull and Newcastle are all within 1.5 hours. The property is accessed off Victoria Road / Neville Street, the principle route into Leeds from the south and the M621 Motorway located under a mile away.

Description

The property provides contemporary self-contained office accommodation of a high standard within a converted foundry, retaining many of its original features. The accommodation is arranged on ground and first floor with integral mezzanine levels on both floors and providing a ground floor reception area with client facing meeting rooms, and open plan office accommodation on the upper floors with the benefit of existing informal meeting areas / private offices.

The property benefits from the following specification:-

- ◆ Double height reception
- ◆ Raised floors
- ◆ Air conditioning
- ◆ Lift access
- ◆ Kitchen facilities
- ◆ Male and female w/c's on each floor
- ◆ Series of partitioned meeting rooms



Previous occupier image

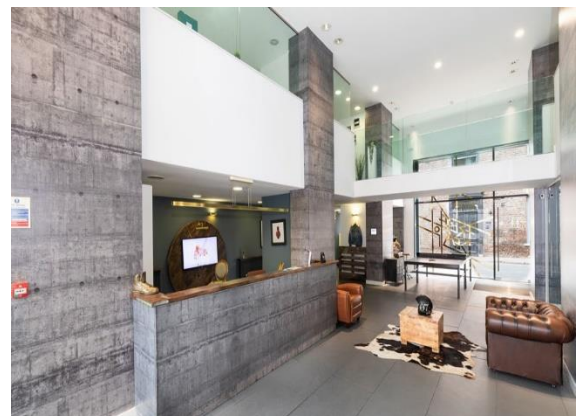
Accommodation

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

FLOOR	SQ FT	SQ M
Ground	2,149	199.63
Mezzanine	1,716	159.43
First	2,401	223.07
Mezzanine	566	52.6
Second	274	25.43
TOTAL	7,106	660.16

Terms

The freehold of the property with vacant possession is available to purchase in its existing condition at a quoting price of **£1,500,000 exclusive of VAT**. Alternatively the landlord will consider letting the property as a whole. Rent upon application.



Indicative image



Rates

The property has been assessed to have a Rateable Value of £118,000 with rates payable of £60,416. The current non-domestic rate multiplier in the £ for the financial year 2023/4 is 51.2 pence.

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

Planning

The property currently has planning for office use (Class E) although may be suitable for a variety of other uses subject to planning. We advise all interested parties to make their own enquiries of the local Planning Authority.

EPC

The property has been assessed to have an EPC Rating of D (86). 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 sole letting agent:

Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Contact: Victoria Harris

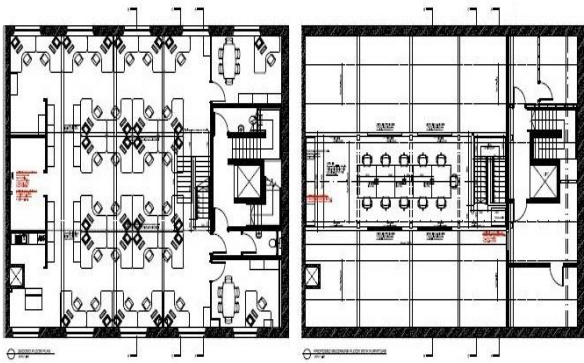
Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

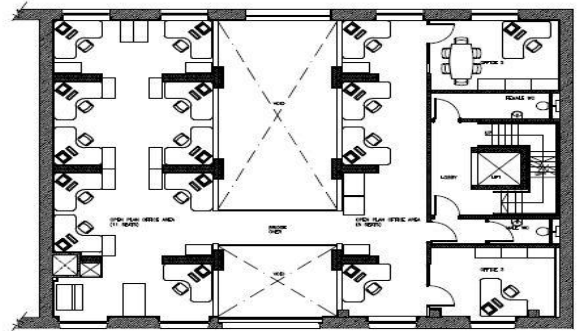
Subject to Contract

Particulars: November 2023

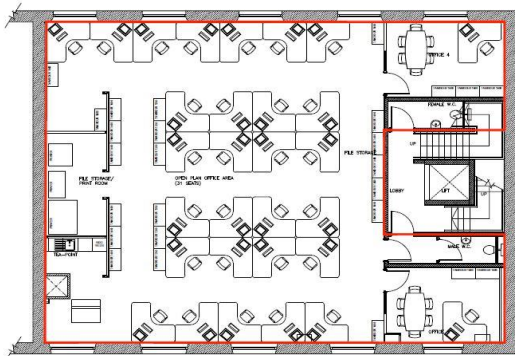
Photographs: January 2021



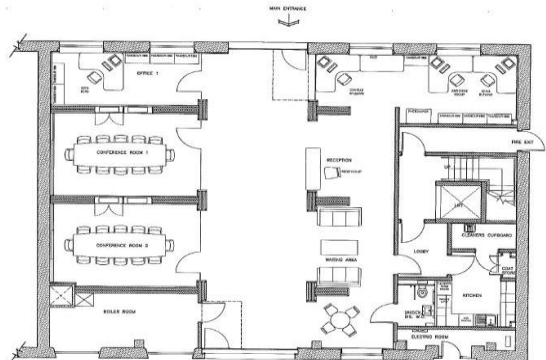
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GROUND FLOOR MEZZANINE PLAN - SPACE PLAN



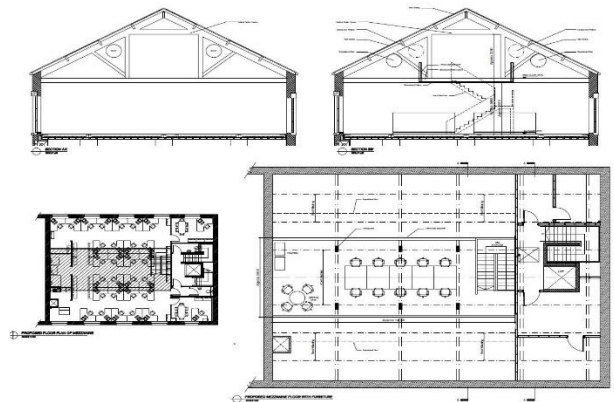
FIRST FLOOR PLAN - SPACE PLAN



GROUND FLOOR PLAN - SPACE PLAN



LOCATION PLAN (1:500 @ A1)



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IMPORTANT NOTICE

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

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