



## To Let

### St. Martins House, Britannia Street, Leeds, LS1 2DZ

- 2,098 – 17,057 sq ft (194.9 – 1,584.6 sq m)
- Fully fitted solution available
- Prominent Position in Leeds' Central Business District
- Fronting Wellington Street
- Basement Parking

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ  
email: [leeds@knightfrank.com](mailto:leeds@knightfrank.com)



Promap ©

### Location

The property is located centrally within Leeds commercial quarter, commanding a prominent position on the corner of Wellington Street and Britannia Street. The property benefits from a host of amenities nearby to include M&S Simply Food, Coop Food and Cafe Nero. Leeds railway station is just a 5 minute walk providing excellent links to public transport.

### Description

St Martins House comprises a self contained office building providing predominantly open plan accommodation over 5 floors. The building is currently Let in its entirety to Lyons Davidson Solicitors who are seeking to only occupy part.

The building benefits from uniform floorplates and provides male/ female WCs, kitchenette and meeting rooms/ break out space on each level.

#### Property Features:

- ◆ Lift access
- ◆ LG7 Lighting / Suspended ceilings
- ◆ Perimeter trunking
- ◆ Secure basement parking for 12 cars
- ◆ Cycle storage



### Accommodation

Accommodation is to be let as seen. Occupier variations can be agreed via negotiation.

FLOORS	SQ FT	SQ M
Ground	2,554	237.27
First	3,226	299.7
Second	3,152	292.82
Third	3,281	304.8
Fourth	2,746	255.1
Fifth	2,098	194.9
<b>TOTAL</b>	<b>17,057</b>	<b>1,584.6</b>

### Planning Use

Offices within Use Class E Commercial, Business and Services of Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Formerly B1a.

### Terms

Lyons Davidson Solicitors lease expires 24 December 2029.

The space is available as a whole or floor by floor, by way of a sublease on terms to be agreed.

Flexible lease terms are available. Any under letting to be contracted out of the security of tenure provision of the Landlord & Tenant Act 1954.

### Rates

The property has been assessed to have a Rateable Value of £242,000. Please note this is not the amount payable.

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

### Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

### EPC

The property has been assessed to have an EPC Rating of E (104). A full copy of the certificate is available upon request.



## Viewing & Further Information

Strictly by appointment with the sole letting agent:

### **Knight Frank**

Contact: Eamon Fox

Email: [eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)

Tel: 0113 297 2433

Contact: Victoria Harris

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

Tel: 0113 297 2448

## **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.

## **Subject to Contract**

**Particulars: February 2023**

**Photographs: February 2023**

## **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.
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- (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 [February 2023]. Photographs and videos dated [February 2023]. ]

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