



Bowcliffe

TO LET

(MAY SELL)

City Centre Office Suite

2,924 sq ft (271.66 sq m)



Part First Floor  
Riverside Studios  
Whitehall Road  
Leeds  
LS1 4EH

## LOCATION

The property is situated on Whitehall Road to the south side of Leeds city centre; a short walk from the Leeds City Centre and the Railway station.

The office is situated on the first floor with lift and staircase access from a communal lobby at ground floor.

## DESCRIPTION

The property provides good quality office accommodation.

The office benefits from the following: -

- Predominantly open plan office
- Suspended ceilings
- Air conditioning
- Floor boxes
- Perimeter trunking
- Fully carpeted
- Kitchen
- Board room / meeting room
- Male/Female/Disabled WC's
- Secure entry door system
- Lift

The property is furnished and provides a plug & play opportunity.

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 2,924 sq ft (271.66 sqm).

## TERMS

The property is available on a new, effective full repairing lease at an annual rent of £55,000pax.

Consideration may be given to the sale of the long leasehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is registered for VAT.

## BUSINESS RATES

The office accommodation has a Rateable Value of £44,500 pa.

For further information please contact the Business Rates Department at Leeds City Council – 0113 376 0359.

## EPC

Energy rating of D. A copy of the EPC is available on request.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole agent, Bowcliffe.

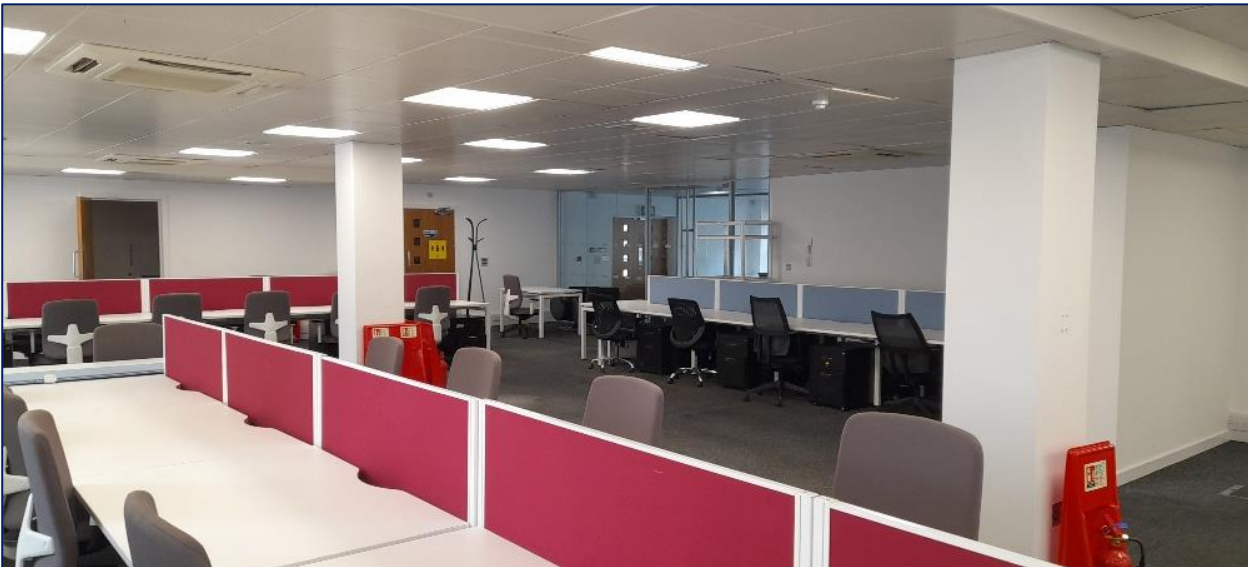
Tel: 0113 245 2452

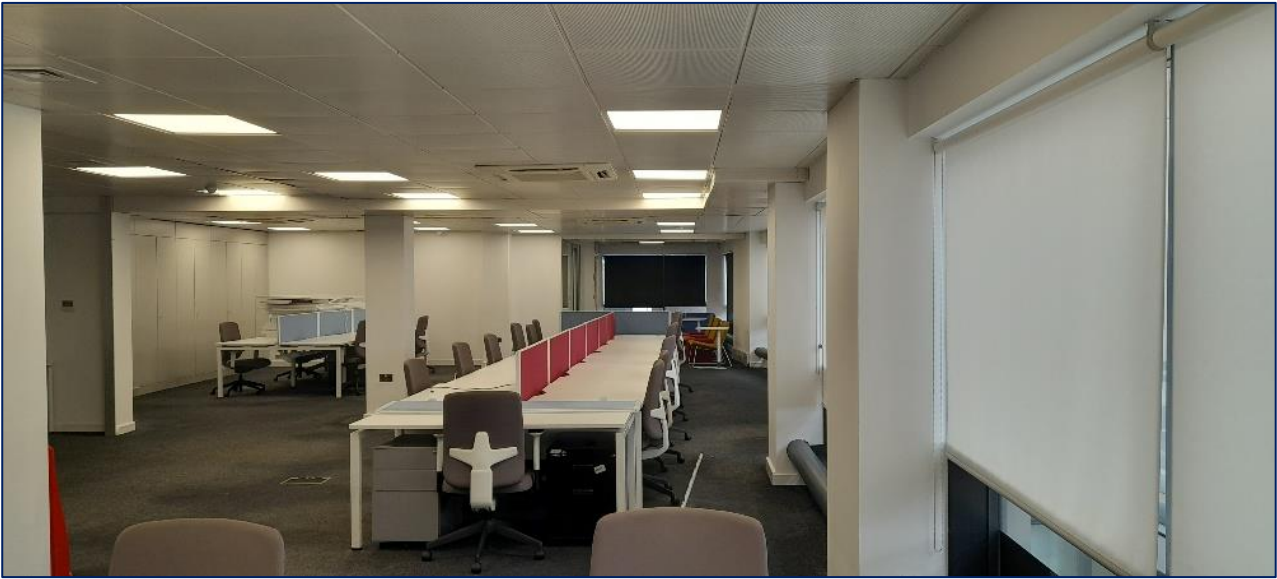
Contact: Jeff Robertson/Matt Tootell

Email: [jr@bowcliffellp.com](mailto:jr@bowcliffellp.com)

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract





#### THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowlcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.