



Bowcliffe

TO LET

High Quality Refurbished Office Suites From 695 (64.57 sq m) – 1,290 sq ft (119.84 sq m)



Second & Third Floor
9 York Place
Leeds
LS1 2DS



Trinity One, Neptune Street, Leeds, LS9 8AE
Tel. +44 (0)113 2452452

Reg. No. 08336971
Regulated by RICS

LOCATION

The property is situated in the traditional professional office core on York Place in Leeds city centre within a short walk of the Railway Station and the main retail shopping area providing a wide range of retail and leisure offers within the city centre.

Existing occupiers in the office include ID Planning, Northstar Sourcing Europe, The Number Cloud and Nosh Café.

DESCRIPTION

The property is an attractive mid-terrace office building offering high quality refurbished office accommodation over four floors with additional retail accommodation on the lower ground floor.

The office suites benefits from the following: -

- Open plan office accommodation
- Perimeter Trunking system
- Suspended ceilings with LG7-style lighting
- Air conditioning
- Lift access
- Kitchen facilities in each suite
- Male/Female WC's
- 2 tandem parking spaces in the basement car park.

ACCOMMODATION

The office provides the following suites:

Second First Floor 1,290 sq ft
Third Floor 695 sq ft

TERMS

The office suites are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £14.50 per sq ft per annum exclusive.

There are 2 tandem parking spaces in the basement available at £2,500 pa exclusive which are currently available with the Third floor.

SERVICE CHARGE

A Service charge is in place to cover the cost of the upkeep and maintenance of any common parts of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The ingoing tenants would be responsible for the payment of the business rates.

These are currently running at the following: -

Second floor - RV £ 15,000 per annum.
Third floor – RV £8,600 per annum.

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

EPC

An EPC is available upon request.

FURTHER INFORMATION

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

Bowcliffe: Tel: 0113 245 2452
Contact: Matthew Tootell
Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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