

# TO LET

**GROUND FLOOR  
MINTON CHAMBERS  
12 HEATON'S COURT  
LEEDS  
LS1 4LJ**

- MODERN GROUND FLOOR OFFICE SUITE WITH AIR CONDITIONING
- CITY CENTRE LOCATION
- CLOSE TO TRAIN STATION
- 1030 SQ.FT (95.69 SQ.M)



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Office	903	8.87
Kitchen/ Break Out Area	127	11.84
<b>Total Approximate NIA</b>	<b>1,030</b>	<b>95.69</b>

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £11,500.

## EPC

The property has been assessed with an EPC rating of 95 (D).

## Terms

The premises are available To Let for a term of years to be agreed on Full Repairing and Insuring Terms.

## Rental

**£20,600 Per Annum**

## VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

## Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewing

### Mathew Bower

Direct Line: 01138480114  
Email: mathew.bower@walkersingleton.co.uk  
Ref: 43154  
Apr-22

## Location

The property occupies a prime city centre location on Heaton's Court off Briggate close to its junction with Call Lane and Swinegate at the southern edge of Leeds City Centre.

It is conveniently located with Leeds Train Station a five minute walk away, and neighbouring occupiers are a mix of office, retail and leisure uses.

## Description

The property comprises a Modern Ground Floor Office Suite within a three storey brick built office building.

Access to the suite is via a communal entrance off Heartons Court, this opens in to a small private entrance hall. Accessed from this are male and female w/c's and the main office suite.

The suite is predominantly open plan with three meeting rooms, a kitchen/ staff break out area and a store room partitioned out. It benefits from suspended ceiling incorporating LED box lights and category II lighting, painted plaster walls, carpet floor coverings, electric roller shutters to the windows, fob entry, intruder alarm and air conditioning.



No.1 Aire Street, Leeds, LS1 4PR

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