

LATERAL LEEDS

SOUTH BANK, LS11



To Let

GRADE A MODERN OFFICE SPACE

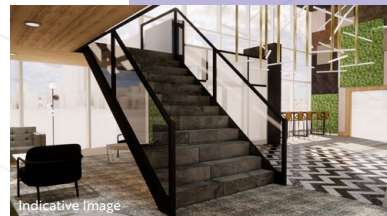
11,508–55,822 sq ft
(1,069–5,186 sq m)

OUTSIDE THE BOX

Lateral is a Grade A office building positioned strategically within Leeds' South Bank offering unrivalled amenities as well as connections.

Available accommodation ranges from a half floor of 11,508 to a full floors of up to 55,822 sq ft and benefits from 128 car parking spaces.

The property is current undergoing a full refurbishment due to be completed Q4 2022.



A LOCATION LIKE NO OTHER



LATERAL LEEDS

PG. 3

NOTABLE LOCAL OCCUPIERS INCLUDE:





WALK

Clayton Hotel
On your doorstep

Bridgewater Place
4 Mins

Crown Point
5 Mins

Granary Wharf
5 Mins

Leeds Railway Station
7 Mins

OUTSTANDING AMENITIES

The area surrounding Lateral offers a vibrant setting with excellent retail and leisure offerings including Anytime Fitness gym, Inkwell Bar (within Clayton Hotel), Philpotts, Starbucks and Tesco Express.





AN ABUNDANCE OF CONNECTIONS

Lateral is situated within a prominent location towards the south of Leeds City Centre with frontage onto Sweet Street. The property is a 7 minute walk from Leeds Railway Station and set in an established office environment with a number of blue-chip companies in close proximity.

Junction 3 of the M621 lies less than 400 metres from the building providing unrivalled access to Leeds and beyond.



BY BIKE

Headingley
20 Mins

Roundhay
27 Mins

Chapel Allerton
24 Mins

Horsforth
42 Mins

Otley
1 Hr 7 Mins



BY CAR

M621 (J3)
400 Metres

Bramhope
8.9 Miles

Harrogate
17.3 Miles

Boston Spa
19.8 Miles

Skipton
27.5 Miles



BY TRAIN

Leeds Railway Station
7 Mins (Walk)

Sheffield
48 Mins

Manchester
56 Mins

Birmingham
2 Hrs

London
2 Hrs 20 Mins

HOLBECK URBAN VILLAGE
 CROWN POINT SHOPPING CENTRE

SAT NAV: LS11 9AT



**FOUR PIPE FAN COIL
COMFORT COOLING/
HEATING**



**SUSPENDED
CEILINGS**



**LED
LIGHTING**



**FULLY ACCESSIBLE
RAISED FLOORS**



**THREE 13-PERSON
PASSENGER
LIFTS**



**SHOWER AND
CYCLE FACILITIES**



**GREAT
NATURAL LIGHT**



**128 CAR PARKING
SPACES**



**EXCELLENT
FLOOR TO
CEILING HEIGHT**



**BREEAM
'EXCELLENT'**

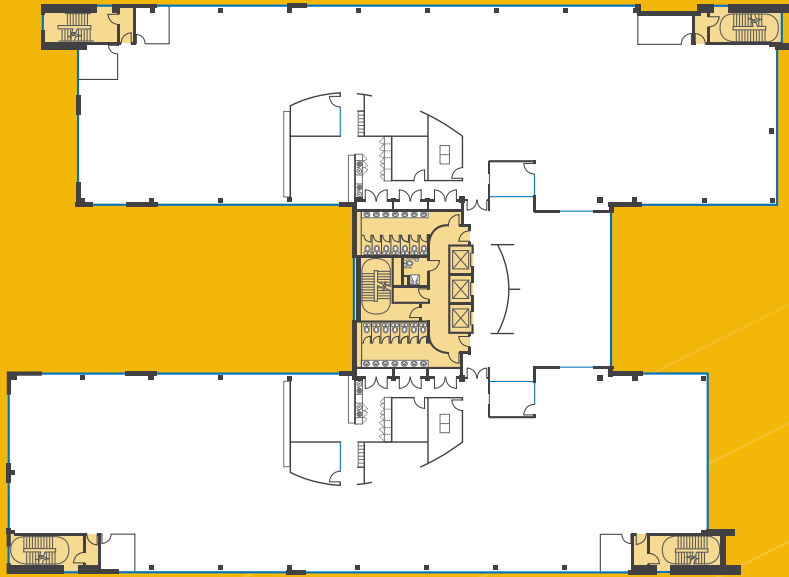
LATERAL LEADS

DESIGNED FOR THE MODERN CORPORATE

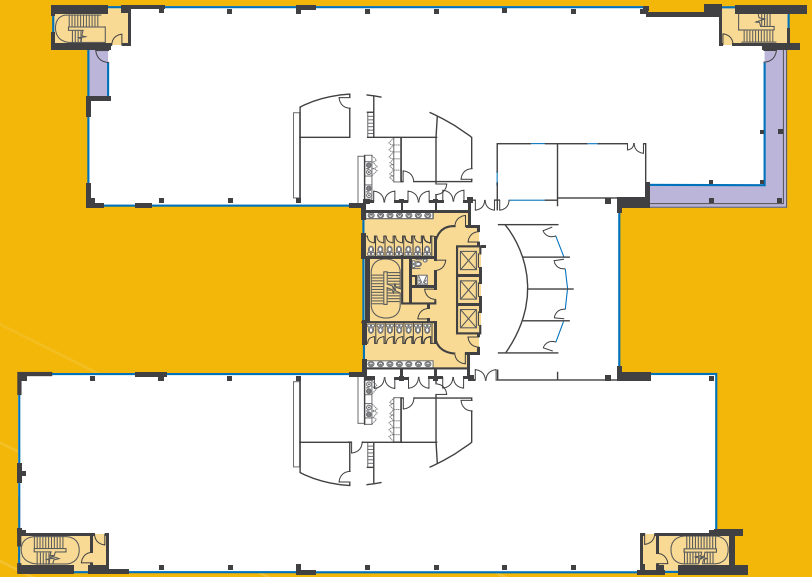
Providing a total of 95,317 sq ft (NIA) of Grade A office accommodation over ground and four upper floors. The building has an impressive double height entrance/reception with the ground to third floor arranged over two wings around a centrally located core. All the floor plates within the building are highly flexible and divisible providing excellent potential for multiple occupancy.

There has been recent investment in the premises including significant fit-out works and refurbishments.





FIRST FLOOR PLAN

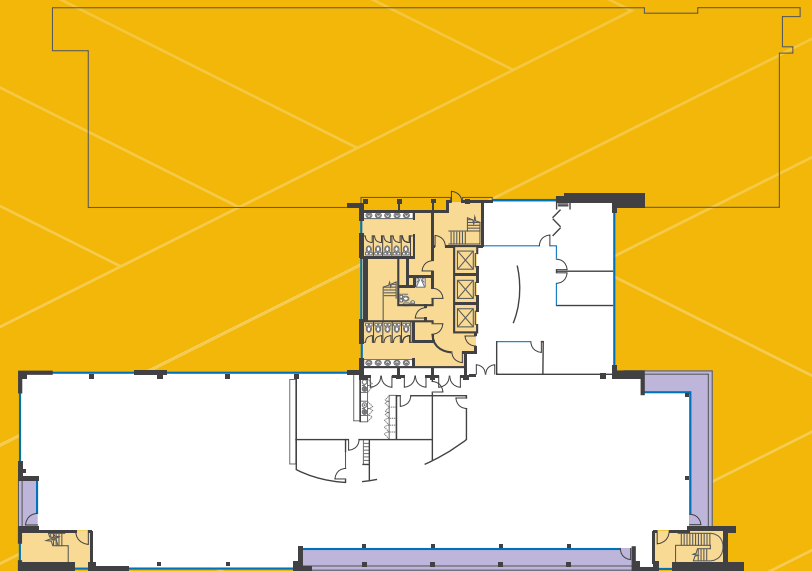


THIRD FLOOR PLAN

**PERFECT FOR
ANY BUSINESS**

FLOOR	SQ FT	SQ M
First	21,826	2,029
Third	22,488	2,089
Fourth	11,508	1,069
TOTAL	55,822	5,186

■ Balcony



FOURTH FLOOR PLAN



FURTHER INFORMATION

EPC

An updated Energy Performance Certificate will be available upon completion of the refurbishment.

TERMS

The offices are available to let by way of new effective Full Repairing and Insuring leases for a term to be agreed. Further details are available upon request.

VAT

All prices/rents are deemed to be exclusive of VAT.

LEGAL COSTS

For the avoidance of doubt each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

FIND OUT MORE

 **CUSHMAN & WAKEFIELD**

0113 233 7300
cushmanwakefield.co.uk

SAM JAMIESON

sam.jamieson@cushwake.com

savills.co.uk

 **savills**

0113 244 0100

PATRICK CARTER

p.carter@savills.co.uk

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