



Cloth Hall

Kirkgate, Leeds, LS2 7DJ

GRADE A, SELF-CONTAINED WORKSPACE - Grade II listed, creative offices within one of Leeds most historic buildings

7,351 sq ft
(682.93 sq m)

- Self-contained / own front door opportunity
- Exposed brickwork
- Central courtyard creating an unrivalled arrival experience
- Feature staircase
- 500-year-old timber trusses restored and reinstalled

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Summary

Available Size	7,351 sq ft
Rent	£175,000 per annum
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

Cloth Hall presents Grade A offices in one of Leeds' most historical buildings. The workspace is truly unique with a central courtyard, a feature staircase and is fully self contained, providing a rare own front door opportunity in the heart of Leeds city centre.

The space extends to 7,351 sq ft in total with a ground floor of 3,993 sq ft and a galleried first floor of 2,669 sq ft (plus basement - 689 sq ft).

Location

The real estate opportunities around Leeds Kirkgate offer the most innovative of brands space to harness the future of co-creation in inspiring buildings amongst a dynamic community. The building is ideally positioned within short walk from Leeds train station and Leeds bus station and is on the doorstep of the Leeds city centre amenity.

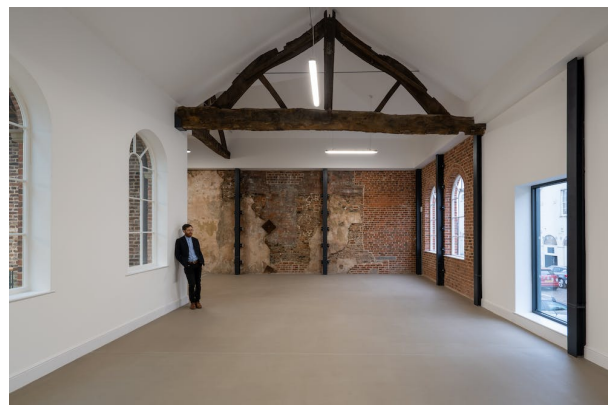
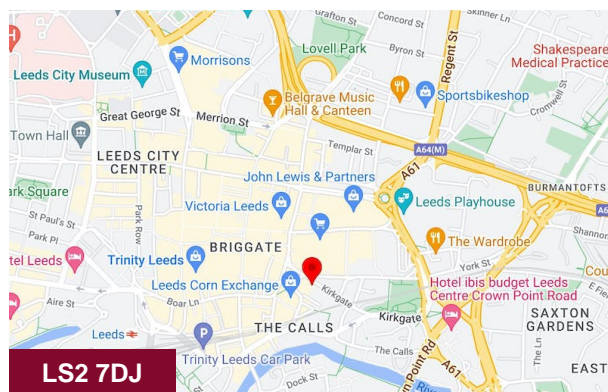
Accommodation

The accommodation comprises the following areas:

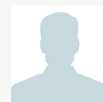
Name	sq ft	sq m	Availability
Basement	689	64.01	Available
Ground	3,993	370.96	Available
1st	2,669	247.96	Available
Total	7,351	682.93	

Anti-money Laundering

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

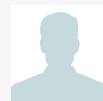


Viewing & Further Information



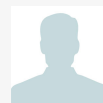
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