

TO LET – Available from Summer 2024
ACCLAIM HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

SELF-CONTAINED WORKSPACE from 10,785 – 21,570 sq ft

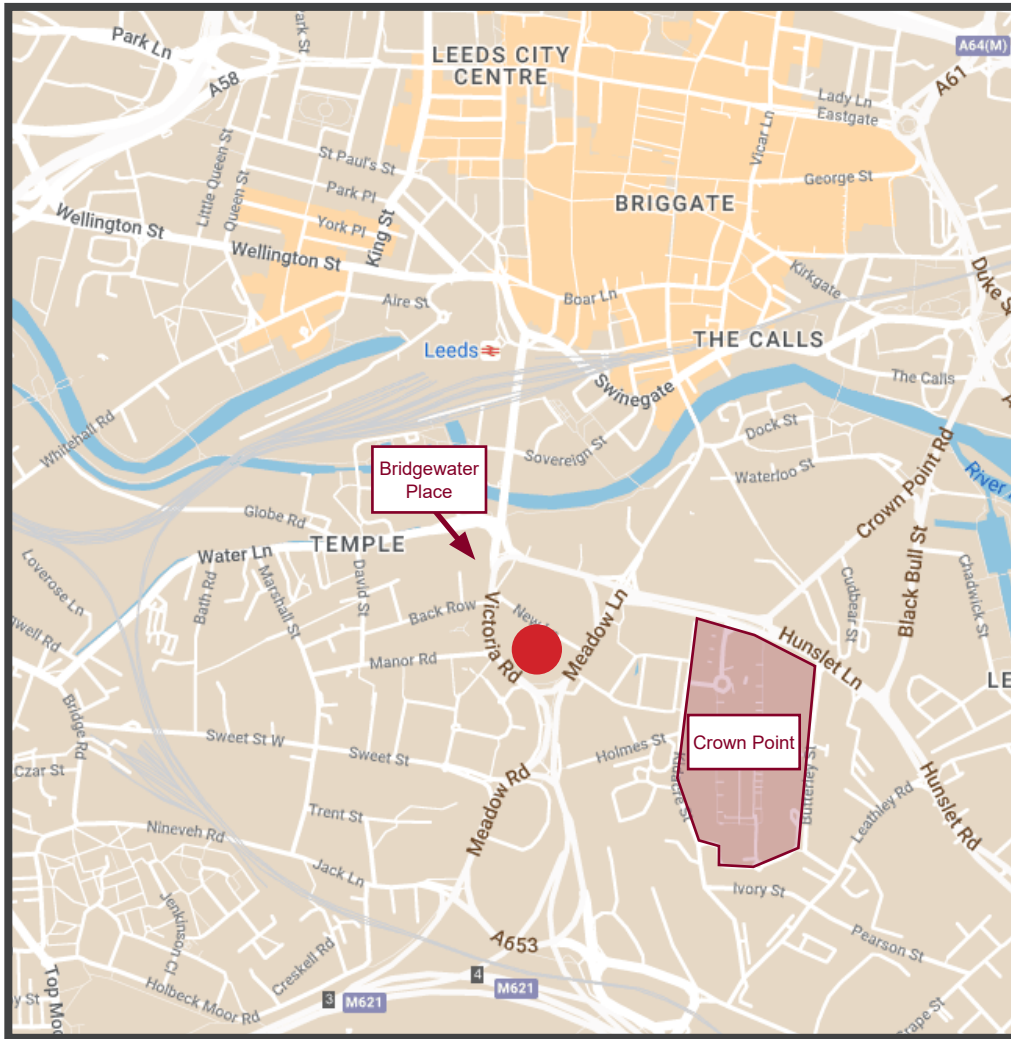
**FOX
LLOYD
JONES**

0113 243 1133

www.fljtld.co.uk



- ◇ Only £15.00 psf !
- ◇ Partially fitted workspace
- ◇ Self-contained opportunity
- ◇ Available as a whole or floor by floor
- ◇ 10- minute walk to Leeds Train Station
- ◇ 30-second drive to J3 of M621
- ◇ 75 car parking spaces (4:1,000 sq ft)



LOCATION

- Situated in the southern office core of Leeds City Centre, you could not be better placed for business.
- Victoria Road running to the West is the main thoroughfare into Leeds from the south via the M621. Junction 3 of the M621 lies just to the south.
- With easy transport links to neighbouring cities, you're a short distance from reaching the wider UK business network.
- Leeds Central Railway Station is a 10-minute walk to the north.
- The Leeds city centre retail core including Trinity Centre and Albion Street are just 12 minutes' walk away.
- Just a 5-minute walk to the east is Crown Point Shopping Centre, offering a variety of amenity including M&S and Costa Coffee.
- Bridgewater Place (2 mins away) has a Starbucks, Philpotts and a Tesco convenience store.



LOCATION

ACCLAIM HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

LOCATION

PROPERTY DETAILS

ACCOMMODATION

AERIAL IMAGE

TERMS

**FOX
LLOYD
JONES**



Description

- Central Park comprises three, two-storey high quality office buildings, located in the popular southern office core of Leeds City Centre.
- Central Park Leeds offers the benefits of an out-of-town business park, with ample car parking, and is positioned close to a wide range of city centre amenity.
- Acclaim House at Central Park comprises a self-contained, highly desirable modern, light and open plan workspace over ground and first floors.

Specification

- Existing fit out
- Fitted meeting rooms
- Fitted kitchen / break out spaces
- Suspended ceiling
- LED lighting (part)
- Air conditioning
- Carpeted flooring
- Raised access floors
- Lift access
- DDA compliant
- Shower facilities

PROPERTY DETAILS

ACCLAIM HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

LOCATION

PROPERTY DETAILS

ACCOMMODATION

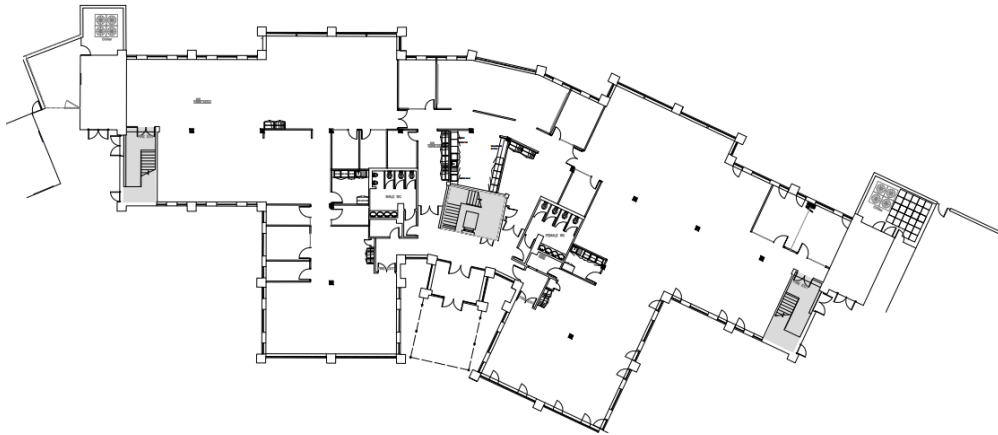
AERIAL IMAGE

TERMS

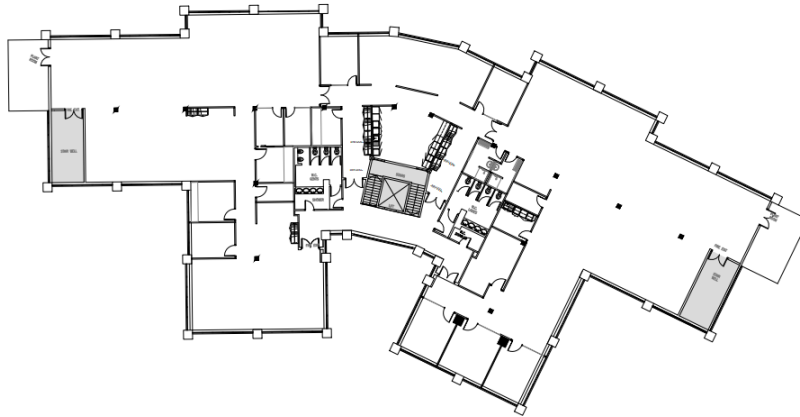
**FOX
LLOYD
JONES**

Floor Plans

Ground Floor



First Floor



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Floor	Sq. M.	Sq. Ft.
Ground	1,001.96	10,785
First	1,001.96	10,785
Total	2,003.92	21,570

Car Parking

There are 75 on-site car parking spaces allocated to the demise, to be allocated on a pro-rata basis.

ACCOMMODATION

ACCLAIM HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

LOCATION

PROPERTY DETAILS

ACCOMMODATION

AERIAL IMAGE

TERMS

**FOX
LLOYD
JONES**



- 1 **Acclaim House**
- 2 **Leeds House**
Estio
London & Scottish
Akari Care
- 3 **London House**
Smiffy's
Rivendale

AERIAL

ACCLAIM HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

LOCATION
PROPERTY DETAILS
ACCOMMODATION
AERIAL IMAGE
TERMS

**FOX
LLOYD
JONES**

Viewing & further information

Please contact the joint letting agents:

Harry Finney

Harry.Finney@fljlttd.co.uk

Zac Parker

Zac.Parker@fljlttd.co.uk



Victoria Harris

Victoria.Harris@knightfrank.com



Terms

The office accommodation is available from Summer 2024 by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £15.00 psf per annum exclusive.

Rates:

The property has been assessed to have the following Rateable Values:

Floor	Rateable Value
Ground	£174,000
First	£154,000
Total	£328,000

We advise all interested parties to make their own enquiries of the local rating authority.

Estate Charge, Service Charge & Insurance:

Further information available on request.

EPC:

A full copy of the certificate is available upon request.

VAT:

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs:

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

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.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure created October 2023