



TO LET

- **Prestigious Office Building**
- **c.16,572 SQ FT**
- **Available as a whole or by floor**
- **Prominent location**

**BELGRAVE HALL
LEEDS
LS2 8DD**

The property is available as a whole or on a floor by floor basis by way of a new Full Repairing and Insuring lease for a term to be agreed.



Key Points

- Prestigious Office Building
- Private car parking
- Available as a whole or floor by floor
- Prominent location

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Sanderson Weatherall LLP
Registered in England company number OC 344 770
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ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D '82'. A full copy of the EPC is available for inspection if required.

RENT

£12.50 per sq ft pax.

RATES

The property is currently assessed as follows:

Description	Billing Authority Reference	Rateable Value
Belgrave Hall, Belgrave Street, Leeds, LS2 8DD	2053554404581	£148,000

All interested parties should make their own enquiries with the local authority.

VAT

All prices quoted are exclusive of VAT.

VIEWINGS AND FURTHER INFORMATION

Strictly by prior appointment with the agents:

Contact: Richard Dunn
Tel No: 0113 221 6137
Email: richard.dunn@sw.co.uk

Contact: Tom Goode
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SUBJECT TO CONTRACT

