



TO LET

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

BELGRAVE HALL LEEDS LS2 8DD

BIRMINGHAM BRISTOL DARLINGTON EXETER LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE YORK

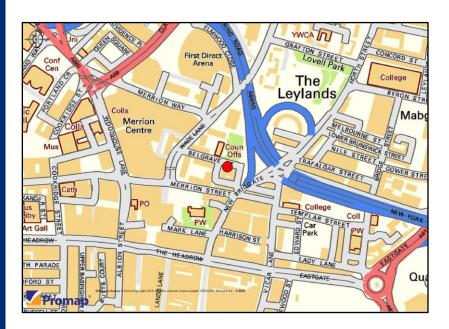


LOCATION

The property is located between Belgrave Street and New Cross Street on the fringe of Leeds city centre with nearby occupiers including Alliance & Leicester and Santander.

The property benefits from excellent road access to the Leeds inner ring road and is within close proximity to the new John Lewis development.

The Leeds Inner Ring Road (A58(M)) provides easy access to the M621 which in turn links with the M1, M62 and wider motorway network.



DESCRIPTION

The premises comprise a self-contained three storey plus basement level office property with excellent on-site car parking. Internally, the property currently benefits from comfort cooling, gas fired central heating, perimeter trunking and passenger lift and is arranged to provide a mixture of open plan and demountable cellular offices.

ACCOMMODATION

Floor	Description	Area sq ft
Ground	Office/Reception/Entrance	5,547
First	Office	4,957
Second	Office	4,957
Basement	Storage	930
Basement	Plant Room	181
TOTAL		16,572

TERMS

The property is availbale 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 Registered Office 25 Wellington Street Leeds LS1 4WG



ENERGY PERFORMANCE CERTIFICATE

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

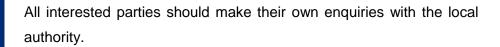
RENT

£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



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: <u>richard.dunn@sw.co.uk</u>

Contact: Tom Goode Tel No: 0113 221 6138

Email: <u>tom.goode@sw.co.uk</u>





SUBJECT TO CONTRACT