

TO LET Wharfedale Property

Belgrave Hall, Belgrave Street, Leeds LS2 8DD

Prestigious City Centre 'Class E' Building with Dedicated Parking



14,232 ft² (1,322.27 m²)

Rent: On Application

- Rare self-contained HQ Office / 'Class E' opportunity in Leeds City Centre's Civic Quarter
- Available as a whole or floor by floor with refurbishment options available
- Suitable for a variety of hospitality, leisure and quasi-retail uses (Subject to Planning)
- EPC Rating – D (82)

www.wharfedaleproperty.co.uk
info@wharfedaleproperty.co.uk

01924 476496

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Location

Belgrave Hall is located on an island site at the corner of Belgrave Street, Cross Belgrave Street and Merrion Place within the Inner Ring Road of Leeds City Centre.

Belgrave Hall is surrounded by new high-rise developments within the Civic Quarter including Prestige Student Living - Symons House, Vita Student - Leeds St Albans and iQ Student Accommodation - Altus House and is also situated within a stone's throw from Arena Point, the Merrion Centre, John Lewis and the Headrow.

Belgrave Hall benefits from excellent transport connections to the A62(M) Inner Ring Road and also Great George Street / Merrion Street and Woodhouse Lane. Leeds Train Station is situated just 0.6 miles (12 minutes walk) to the South.

Description

Belgrave Hall comprises a self-contained three storey (plus basement level) office / 'Class E' building with excellent dedicated on-site car park.

The building can be occupied as is, comprising ground floor cellular office with first and second floor open plan offices, gas fired central heating, perimeter trunking, and passenger lift. Alternatively, the property can be fully refurbished to a mutually agreeable specification and is available as a whole or split into 3no. suites (Ground & Basement, First and Second Floor's) and is suitable for a variety of 'Class E' or alternative uses (STP).

Terms

Available by way of a new tenant's fully repairing and insuring lease, for a term of years to be agreed, incorporating periodic rent reviews where applicable.

Buildings Insurance & Service Charge

Figures can be provided upon request.

Business Rates

Offices & Premises: £129,000 Rateable Value

The tenant is to be responsible for payment of business rates direct to the relevant Charging Authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Accommodation

Measured on a Gross Internal Area basis, the unit extends to approximately 14,232 ft² (1,322.27 m²).

Description	ft ²	m ²
Basement	907	84.28
Reception	296	27.54
Ground Floor	3,279	304.59
First Floor	4,860	451.53
Second Floor	4,890	454.33

Viewing

Strictly by appointment only, contact:

Wharfedale Property | Joe Oade | 01924 476 496

Subject to Contract

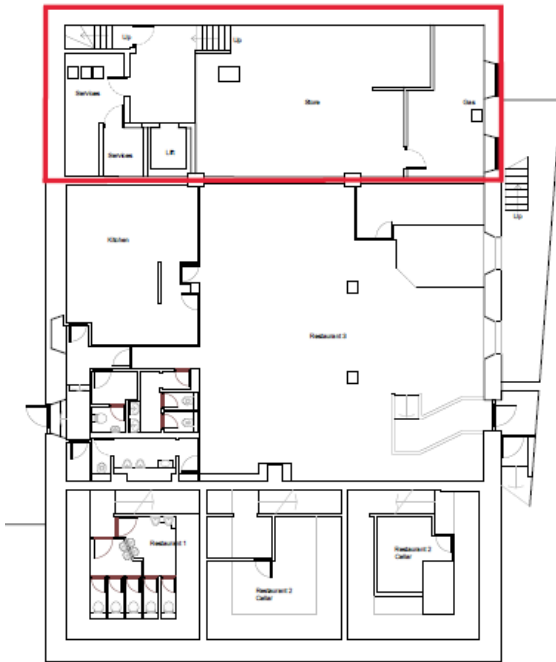
Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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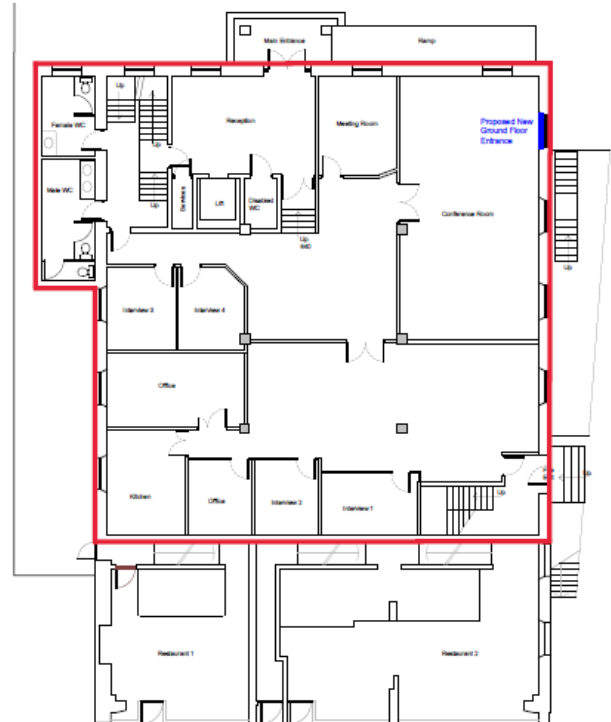
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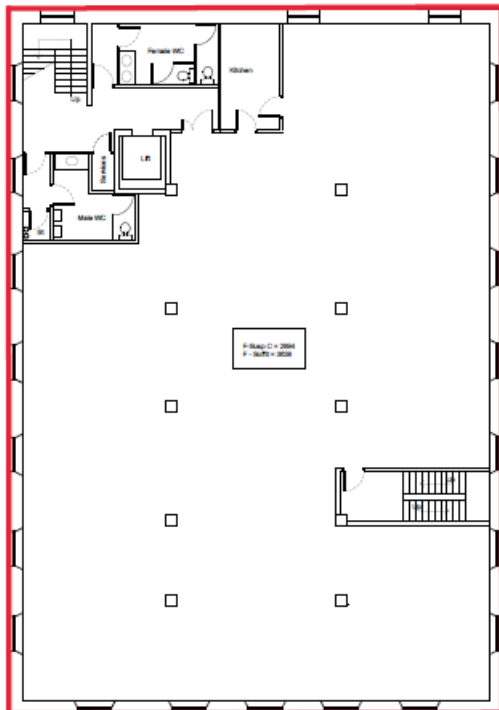
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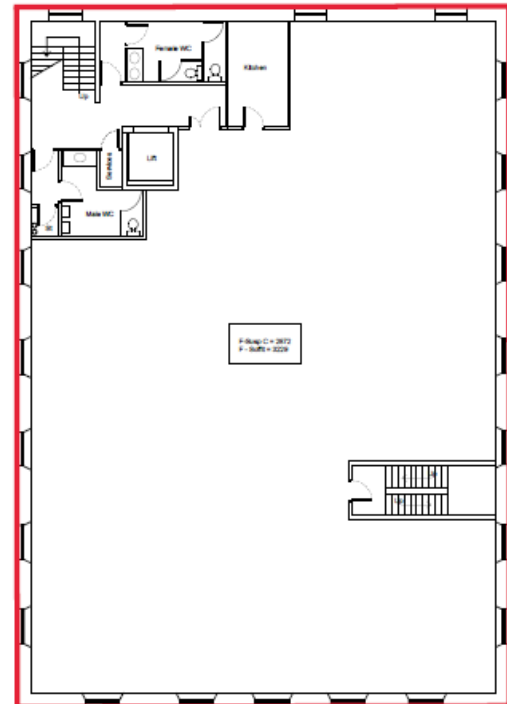
Existing Basement Floor Plan
1:100



Existing Ground Floor Plan
1:100



Existing First Floor Plan
1:100



Existing Second Floor Plan
1:100

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