

TO LET (MAY SELL)

SELF CONTAINED RIVERSIDE OFFICE SUITE

4,798 sq.ft.



- Air Conditioning
- W/C & Kitchen Facilities
- Within walking distance of Leeds Train Station
- Full access raised floor

Whitehall Waterfront, Leeds, LS1 4EH

Regulated by RICS

LOCATION

Whitehall Waterfront occupies a prominent riverside position at 2 Riverside Way, Leeds, LS1 4EH, within Leeds City Centre. The property benefits from an attractive waterside setting alongside the River Aire, combining a distinctive business environment with convenient access to the city's commercial core.

DESCRIPTION

The office suite is predominantly open plan, with dual access from the communal entrance lobby and a separate rear entrance overlooking Whitehall Waterfront and the public open piazza. Originally configured as two separate suites (G1 and G2), the space was combined to accommodate the tenant's expanding business. The layout retains two WC blocks and kitchen/breakout areas, offering the potential to reinstate two separate suites, subject to appropriate subdivision of services.

Internally, the suite is finished to a high specification, including carpet tile flooring, suspended LED strip lighting and raised access flooring with electrical floor boxes and cabling. The accommodation incorporates two fully tiled WC facilities, each providing ladies', gents' and accessible WCs, alongside a shower room with corner shower unit and electric Triton power shower. Both areas also feature Howdens designer trade kitchen installations. Further accommodation includes a boardroom, separated from the open-plan office by demountable glazed partitions, together with two smaller cellular meeting rooms, similarly partitioned from the reception area.

ACCOMMODATION

The accommodation provides the following the following net internal floor areas: -

Description	Approximate Net Internal Floor Area	
	m ²	ft ²
Whitehall Waterfront, Leeds, LS1 4EH		
Ground Floor	446	4,798
TOTAL		4,798

EPC

The property has been assessed to have an EPC rating of **D(99)**

RATES

We understand the property has a rateable value of **£78,000**.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. Rent upon application.

The Landlord **may** consider disposing of the long leasehold interest in the building. Please contact either of the joint agents for further information.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact either of the joint agents: -

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