

TO LET

HIGH QUALITY OFFICE SUITES AVAILABLE IMMEDIATELY

585 – 1,205 sq.ft.



- **PRIME CITY CENTRE LOCATION**
- **CLOSE TO ALL AMENITIES**
- **FLEXIBLE LEASES AVAILABLE**

27 York Place, Leeds LS1 2TW

LOCATION

27 York Place is located in the West End office sector of Leeds city centre conveniently positioned for easy access to the retail quarter and within a short walking distance of the railway station, the Law Courts complex and many car parks.

There are several supermarkets and coffee shops within a very short walk including Tesco Express, Marks and Spencer Foodhall, Sainsburys, Caffè Nero, Starbucks, Bottega Coffee and Wolf Fox Coffee.

DESCRIPTION

27 York Place is a period Georgian-style 3-storey office building of traditional brick-built construction under a pitched slate roof. The available suite is situated on the lower ground floor and provides a modern open plan workspace.

The suite benefits from the following specification features:

- High quality decoration and carpeting
- Modern open plan arrangement
- Excellent natural light
- Male and female W/C facilities
- 24-hour access / intercom system
- Gas fired central heating

ACCOMMODATION

The following office space is available for immediate occupation: -

Lower Ground Floor - **585 sq ft**

First Floor - **620 sq ft**

RATES

Please contact the rating authorities for further information on rating.

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

EPC

The property is to be reassessed for EPC purposes.

TERMS

The suites are available by way of a new full repairing & insuring lease for a term to be negotiated and agreed. Flexible and short-term lease arrangements are available.

The commencing rents are as follows: -

Lower Ground Floor - **£10,000 per annum**

First Floor - **£11,500 per annum**

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER
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