

# 48 VICTORIA ROAD LEEDS, LS11 5AF

TO LET



Keystone for identification purposes only.

**Suitable for a range of uses (STP)**  
**Flexible / Cost Effective Terms Available**

**RARE SELF-CONTAINED OFFICE BUILDING**  
**6,617 SQ FT + 20 CAR PARKING SPACES**





Keyline for identification purposes only.



## LOCATION

48 Victoria Road is situated in the heart of Leeds South Bank District with Leeds Railway Station (Southern Entrance) a short 8-minute walk away.

The M621 / M1 is positioned less than 0.2 miles south, providing excellent connectivity to the wider regional business network. Victoria Road is the main thoroughfare into Leeds City Centre.

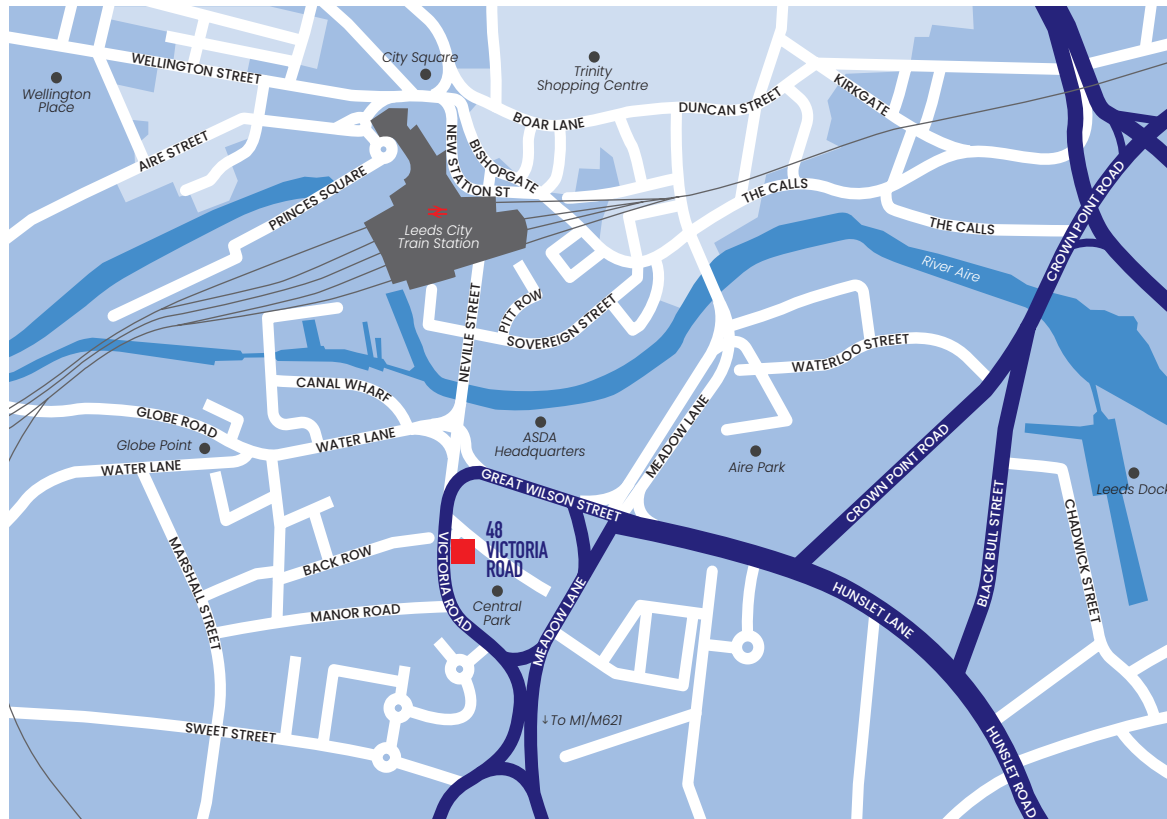
Crown Point is conveniently positioned a short 5-minute walk to the east, providing excellent amenities.

The South Bank is one of Europe's largest regeneration districts and is aiming to double the size of Leeds city centre.

The 253-hectare space is the size of 350 football pitches and will be transformed into a 'globally distinctive' destination for living, learning, creativity, leisure and investment.

At the core of this stands the new city centre greenspace at Aire Park.

## SITUATED IN THE HEART OF LEEDS SOUTH BANK DISTRICT



48 Victoria Road, Central Park, Leeds, LS11 5AF





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## THE PROPERTY

48 Victoria Road comprises a self-contained HQ office building over ground, first & second floors with 20x car parking spaces.

The building is prominently positioned with excellent visibility onto Victoria Road and offers the benefit of an out of town business park, with ample parking, while being positioned close to a wide range of city centre amenity.

Central Park also comprises of three, two-storey purpose built office buildings known as Leeds House, Acclaim House & London House, managed by ESR Property.

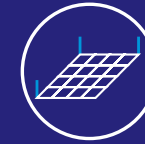


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## SPECIFICATION



Suspended  
ceilings



LED lighting



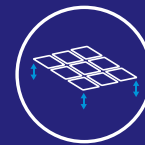
Gas Central  
Heating



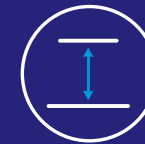
Air  
conditioning



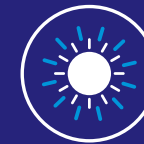
Lift access  
(all floors)



Raised access  
floors



Generous floor  
to ceiling height



Excellent  
natural light



Double glazed  
windows



Carpeted  
floors



Kitchen  
facilities



WC facilities



EPC: E



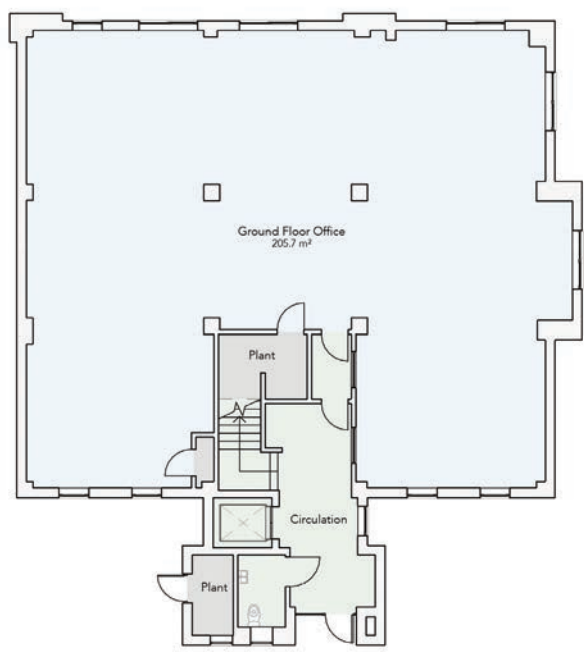
Car parking  
20x spaces



Secure  
gated access

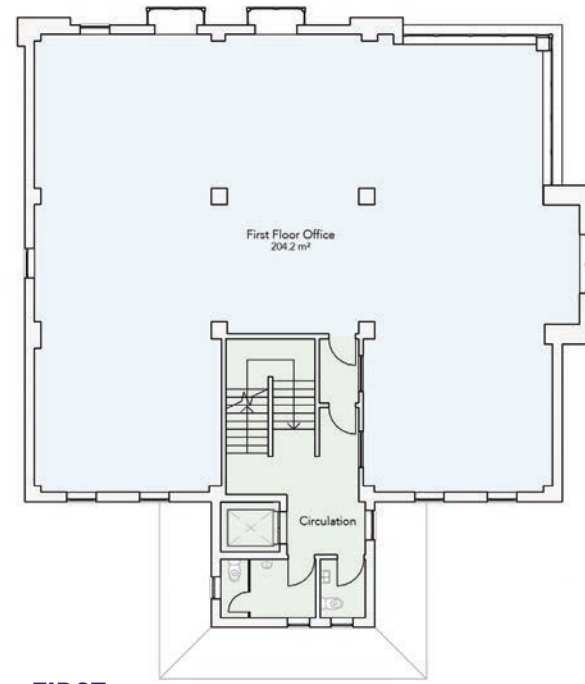
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# ACCOMMODATION & FLOOR PLANS

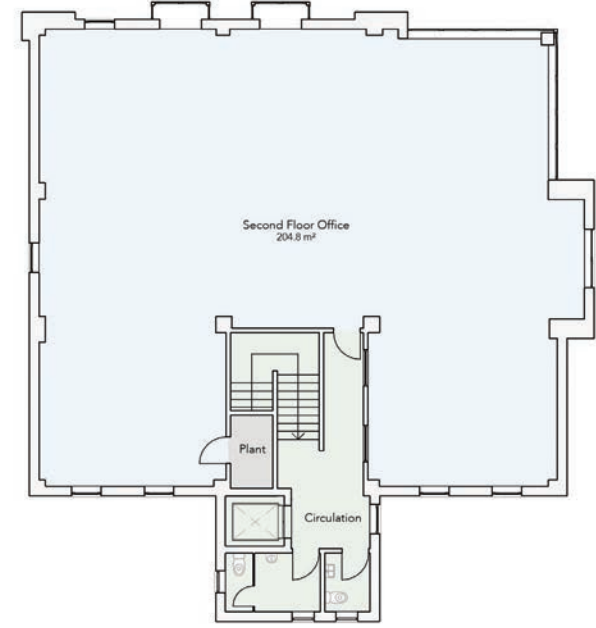


GROUND

\*Floor plans do not show the existing layout



FIRST



SECOND

- Communal
- NLA
- Plant

The Property has the following NIA Areas:

FLOOR LEVEL	SQ M	SQ FT
Ground Floor Office	205.7	2,214
First Floor Office	204.2	2,198
Second Floor Office	204.8	2,205
	614.7	6,617

The Property has the following GIA areas:

FLOOR LEVEL	SQ M	SQ FT
Ground Floor Office	249.8	2,689
First Floor Office	244.2	2,629
Second Floor Office	244.2	2,629
	738.3	7,947





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## RATEABLE VALUE

The property has a rateable value of £108,000.

Estimated Rates Payable: £58,968 (UBR - 54.6)

Interested parties should make any enquiries with the Local Authority.

## EPC

The building currently has an Energy Performance Rating of E. A copy is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## FURTHER INFORMATION & VIEWINGS

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