TO LET

HQ OFFICE / EDUCATION BUILDING / MEDICAL USE

FROM 9,956 - 34,722 SQ FT
+ 51 PARKING SPACES

BLENHEIM HOUSE

DUNCOMBE STREET, LEEDS, LS1 4PL

BLENHEIM HOUSE

Blenheim House comprises 34,722 sq ft of HQ offices located in a highly prominent position in Leeds City Centre, at the axis of A65 Kirkstall Road and A58(M) Inner Ring Road. This provides easy access via car whilst still being walking distance to a wealth of city centre amenity and transport links.

The building benefits from nicely presented and maintained grounds containing 51 dedicated car parking spaces in a secure gated car park.

Blenheim House offers an impressive triple height feature atrium with spacious entrance / reception experience from which office space at ground, first and second floor level is accessed. The office space itself is configured in an efficient L shaped layout conducive to a number of uses. Windows on each façade provide good levels of natural light making for a pleasant working environment.

Medical Use:

The building is well suited to accommodate either a single medical occupier or a combination of healthcare users, including a private clinic, diagnostic centre, therapy provider, or outpatient/ administrative hub. Its location is a key advantage, with Leeds General Infirmary, Leeds Children's Hospital, and Nuffield Health Leeds Hospital all within a short walking distance. The building is fully DDA compliant, benefits from on-site parking, and offers the capacity for convenient patient pick-up and drop-off facilities, making it highly accessible for patients, staff, and visitors.

BUILDING OVERVIEW / SPECIFICATION

- Modern self-contained office building constructed mid-1990s
- Triple height feature atrium with spacious entrance / reception experience
- Highly prominent position with signage opportunities at axis of the A65 Kirkstall Road & A58 (M) Inner Ring Road
- Flexible accommodation over ground, first and second floors with c.10,000 sq ft floorplates
- DDA compliant - lift access to upper floors
- Rectangular floorplates with excellent natural light on both sides and modern specification
- Raised floor - suitable for a range of layouts
- Highly divisible split across 2x wings in “L” shape with central core
- Modern flat panel LED lighting
- Approx 51 dedicated surface car parking spaces in secure gated car park
- EPC B (target)
- Secure gated entrance





ACCOMMODATION

The available accommodation has been measured to have the following approximate net internal floor areas:

NIA Single Let Building	Sq m	Sq ft
Ground Floor	1,027	11,053
1st Floor	1,003	10,793
2nd Floor	1,057	11,377
3rd Floor	139	1,498
Total	**3,087**	**34,722**

NIA Multilet	Sq m	Sq ft
Ground Floor	925	9,956
1st Floor	933	10,039
2nd Floor	987	10,624
3rd Floor	139	1,498
Total	**2,845**	**32,117**

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Existing floor plans for all floors

BLENHEIM HOUSE



Indicative CGI.



Indicative CGI.



Indicative CGI.

REFURBISHMENT POTENTIAL

Subject to terms, the Landlord will undertake a Cat A refurbishment to office space and common parts in line with occupier's requirements. Indicative CGIs provide indication of potential look and feel post refurbishment.

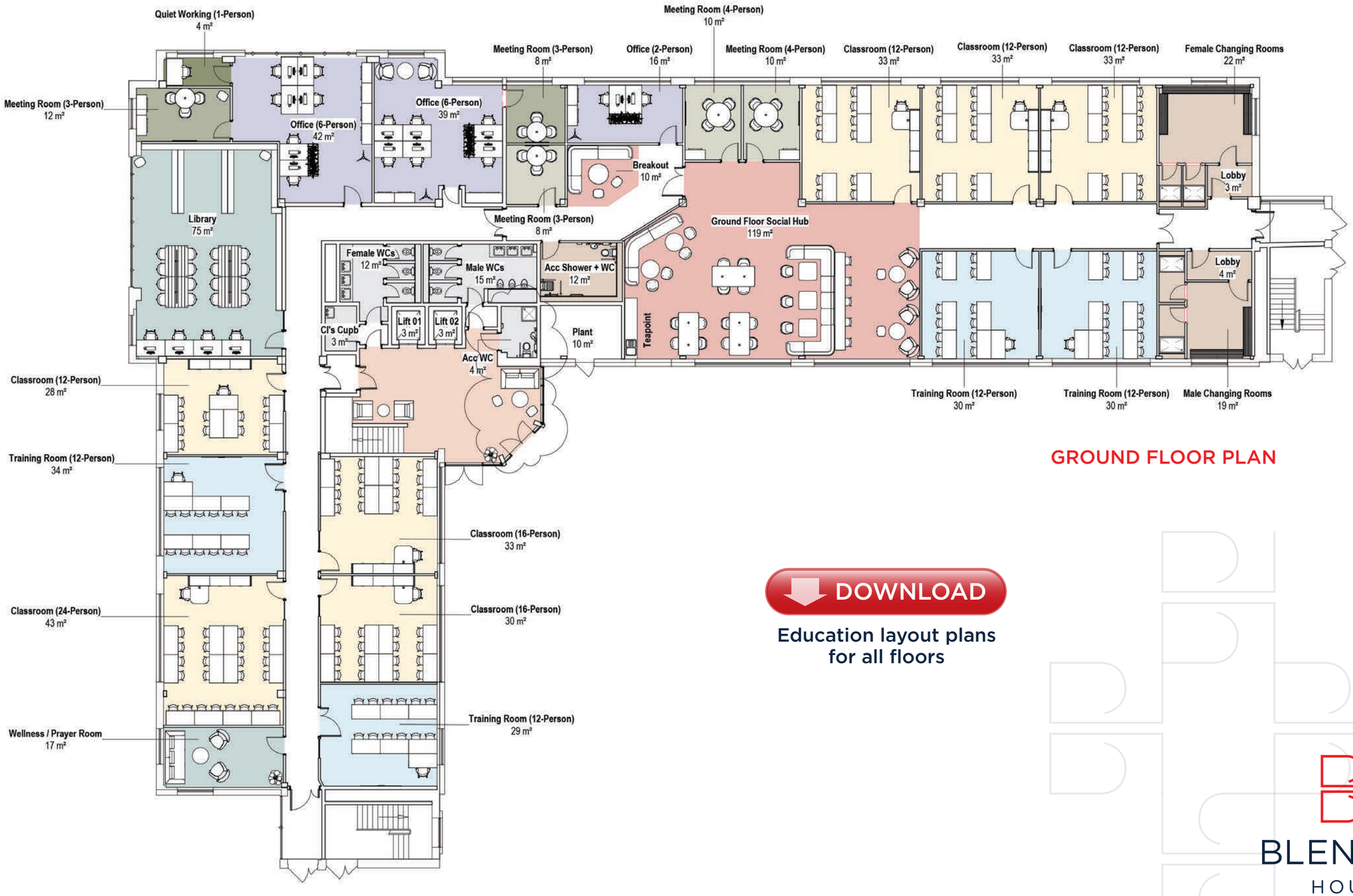


Indicative CGI.



Indicative CGI showing CatB fitout.

INDICATIVE EDUCATION LAYOUT



GROUND FLOOR PLAN

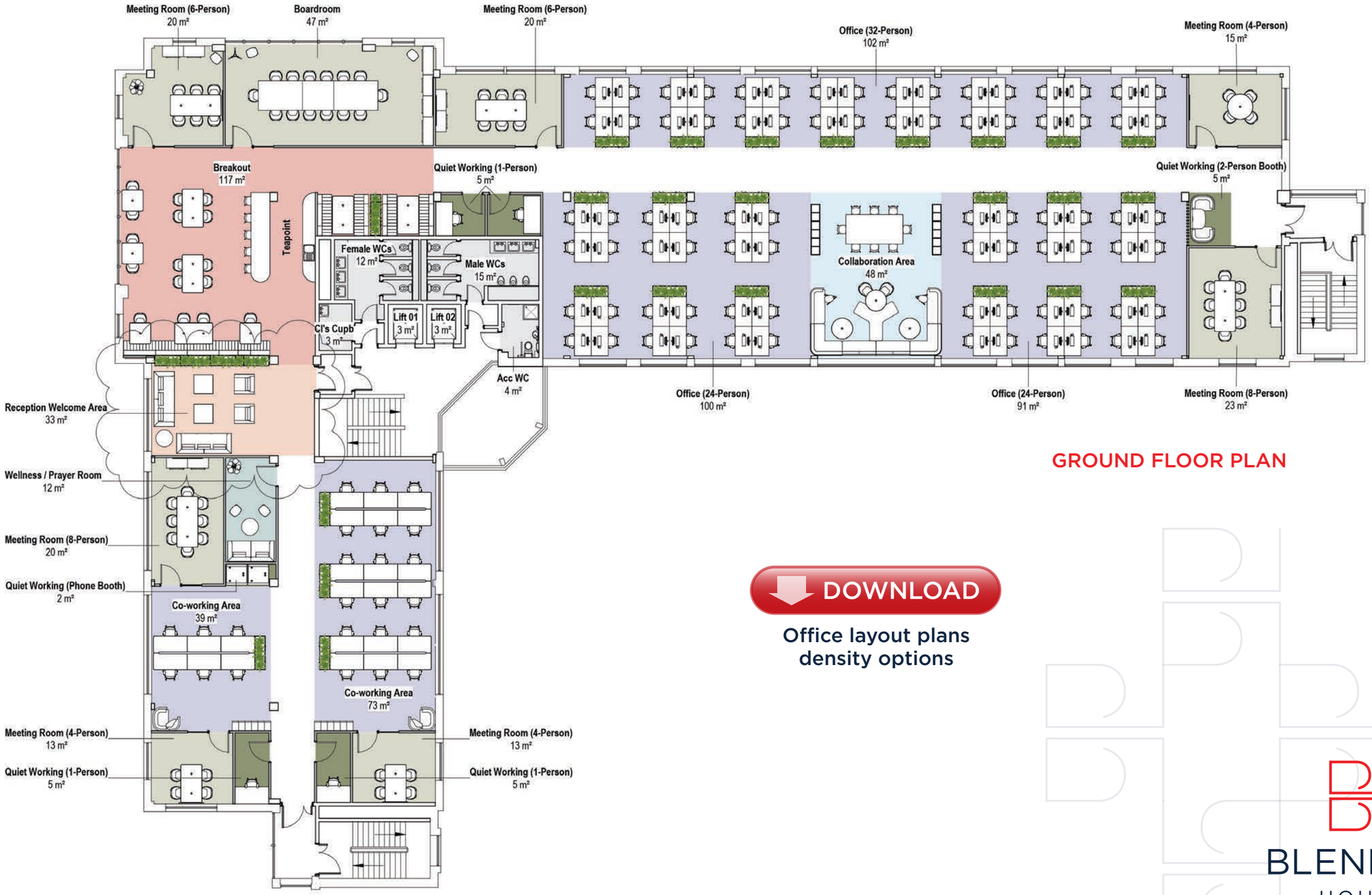
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Education layout plans
for all floors

BLENHEIM
HOUSE

INDICATIVE OFFICE LAYOUT

(LOW DENSITY - 80 PERMANENT DESKS)



GROUND FLOOR PLAN

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Office layout plans
density options

BLENHEIM
HOUSE

LOCATION

Leeds is a leading hub for financial, legal, digital and professional services, and is home to a highly skilled workforce and a thriving business community.

Leeds Train Station offers excellent connectivity across the UK, including direct services to London Kings Cross in under 2 hours. Key bus routes and major road networks, including the A58(M), M621 and M1, provide seamless access for commuters and visitors.

SITUATION

Blenheim House occupies a strategic position within the western side of the Leeds Central Business District, benefiting from excellent links to the A58/M Inner Ring Road and A65 Kirkstall Road. The property is only a 10-minute walk from Leeds City Railway Station and the retail quarter. The Law Courts, Town Hall and Civic Quarter are within close proximity alongside excellent amenity on Kirkstall Road including bus routes to and from the city centre.





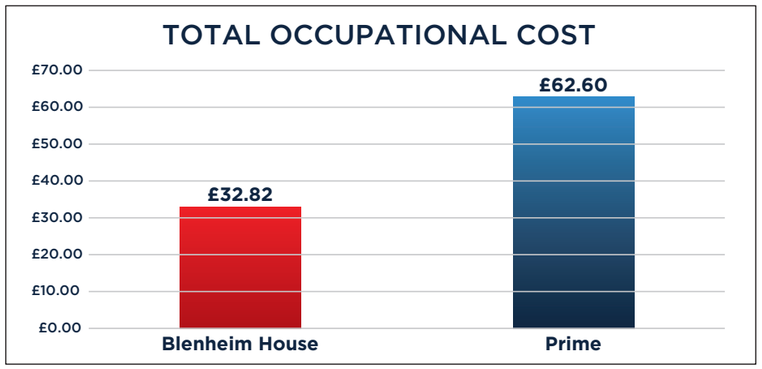
BLENHEIM
HOUSE

BLENHEIM HOUSE vs PRIME

Blenheim House provides a unique opportunity for an occupier to acquire a HQ office building at a significant discount to prime Leeds stock.

The adjacent graph demonstrates the total occupation cost comparison (rent, business rates & service charge).

*Indicative costs based on date from July 2025.



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TERMS

The offices are available to let by way of a new full repairing and insuring lease for a term of years to be agreed, subject to Vacant Possession. There is an existing lease in place which expires in October 2026.

RENT

On application.

EPC

The property's energy rating is currently C (75). The planned refurbishment is targeting B.

PLANNING

The building is currently occupied as office space under Use Class E. Change of use may be required for alternative uses such as Education.

BUSINESS RATES

The property has a combined total Rateable Value of £479,500 which we estimate to reflect rates payable of £261,807 pax.

SERVICE CHARGE

There will be a service charge of £0.17 psf for utilities which will be charged p.a. on a fully inclusive basis. On application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

VIEWING & FURTHER INFORMATION

Please contact the joint letting agents:

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