

ST. MARTINS HOUSE

LEEDS, LS1 2DZ



Sanderson
Weatherall

To Let - Prominent HQ premises

TO LET

2,098 to 17,057 sq ft
£16 per sq ft



DESCRIPTION

St Martins House is a self-contained office building arranged over five storeys, offering predominantly open plan accommodation. The property benefits from the following:

- Comfort cooling (in part)
- Lift access
- Perimeter trunking
- Carpeted throughout
- Suspended ceiling
- Male / female WC's on each floor
- Secure basement car parking & cycle storage

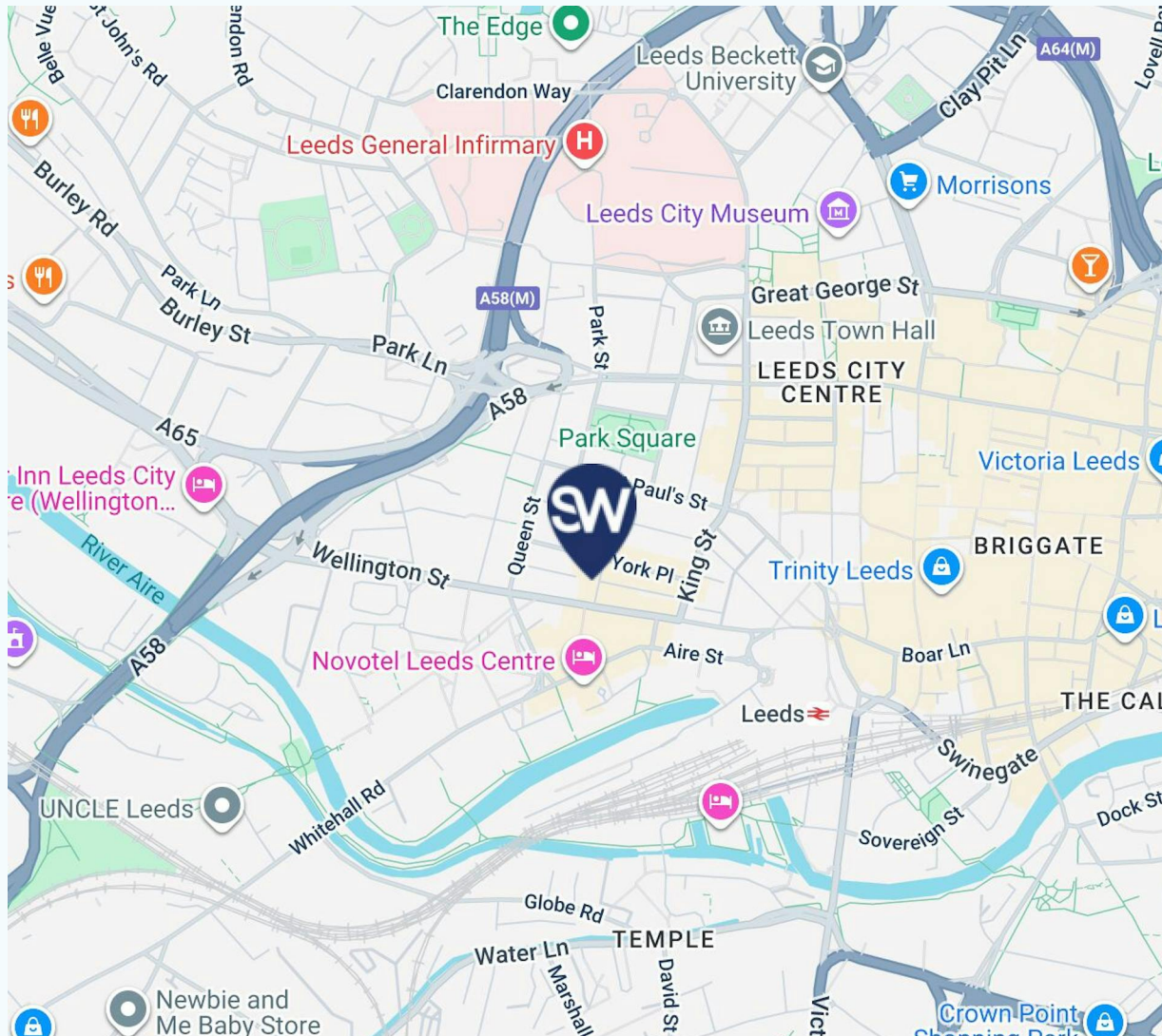
KEY FEATURES

- Ideal for HQ premises
- Flexible lease terms available
- Open plan office space
- Basement car parking & cycle storage
- Prominent location in Leeds's Central Business District & fronting Wellington Street
- Excellent transport links
- Numerous nearby amenities



LOCATION

2,098 to 17,057 sq ft
£16 per sq ft



The property is prominently located within the heart of Leeds' central business district at the junction of Wellington Street & Britannia Street. The property is within walking distance of a range of amenities including Tesco Express, Café Nero & Leeds city centre's retail core.

Leeds Railway Station is only a 5 minute walk, offering excellent public transport connections.

GALLERY

2,098 to 17,057 sq ft
£16 per sq ft



ST. MARTINS HOUSE

ACCOMMODATION

2,098 to 17,057 sq ft
£16 per sq ft



Name	sq ft	sq m	Availability
Ground	2,554	237.27	Available
1st	3,226	299.71	Available
2nd	3,152	292.83	Available
3rd	3,281	304.81	Available
4th	2,746	255.11	Available
5th	2,098	194.91	Available
Total	17,057	1,584.64	

MORE DETAILS

2,098 to 17,057 sq ft
£16 per sq ft



RENT

£16 per sq ft

BUSINESS RATES

Rateable Value: £242,000

Rates Payable: £7.87 per sq ft

AVAILABILITY

Available Immediately. Lyons Davidson Solicitors' lease expires 24 December 2029. The space is available as a whole or floor by floor, by way of a sublease on terms to be agreed.

EPC

D (85)

LEASE

Sublease

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

- [View Website](#)

For further information or to arrange a viewing please contact



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