

12 YORK PLACE

LEEDS, LS1 2DS



Sanderson
Weatherall

To Let: Inexpensive Modern Office

TO LET

1,111 sq ft
£12,000 per annum **SW**

DESCRIPTION

The property forms part of a terrace of buildings. The property is a four-storey office building with an attractive façade beneath a pitched, slate covered roof.

Internally, the available lower ground floor benefits from the following specification:

- Fibre tiled suspended ceiling with integrated LED Lighting
- Plastered and painted walls
- Carpeted throughout
- Gas fired central heating system
- Perimeter trunking
- Kitchen
- Intercom system
- Integrated meeting room
- x1 dedicated car parking space

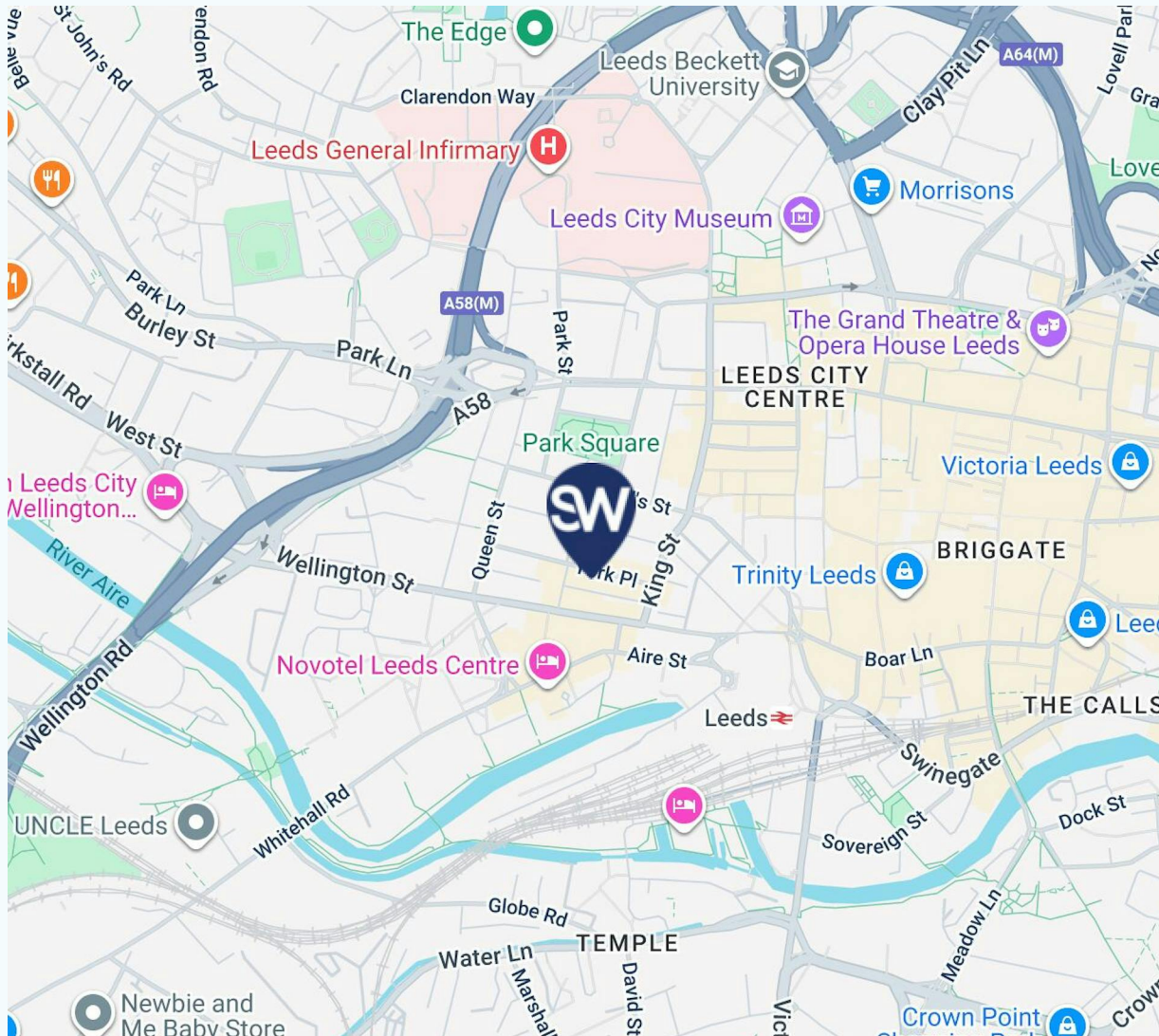
KEY FEATURES

- Modern specification
- Secure intercom entry system
- Cost effective option
- Dedicated car parking space
- Excellent location
- Excellent access to transport links & motorway network



LOCATION

1,111 sq ft
£12,000 per annum **SW**



The property is located on the junction of York Place and Britannia Street. York Place runs West to East between Queen Street and King Street and is within the traditional office core of Leeds City Centre. This prime location combines modern functionality with historic character, making it a prestigious choice for modern business needs.

Leeds railway station and a wide range of retail and leisure amenities are within a short walk of the property which lies close to Tesco Express, Caffe Nero and the Mercure Hotel as well as many restaurants.

The location provides excellent access to the Leeds loop road, Leeds inner ring road and the M621 leading to the wider motorway network.

GALLERY

1,111 sq ft
£12,000 per annum



ACCOMMODATION

1,111 sq ft
£12,000 per annum



Name	sq ft	sq m	Availability
Lower Ground	1,111	103.22	Available
Total	1,111	103.22	

MORE DETAILS

1,111 sq ft
£12,000 per annum 

RENT

£12,000 per annum

BUSINESS RATES

Rateable Value: £7,400

Rates Payable: £3.32 per sq ft Occupiers may be able to claim small business rates relief. We would advise to contact Leeds City Council for further information.

AVAILABILITY

Available Immediately

SERVICE CHARGE

£4 per sq ft

EPC

C (52)

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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