



Suite F1

102 Kirkstall Road, 102 Kirkstall Road, Leeds, LS3 1JA

**Self contained office premises with great connections to
Leeds City Centre.**

761 sq ft (70.70 sq m)

- City centre fringe location
- Intercom system
- Allocated parking
- First floor office space
- Open plan
- LED lighting

Summary

Available Size	761 sq ft
Rateable Value	£9,300
EPC Rating	D

Description

Suite F1 is accessed via an impressive steel portico following directly to the available space, providing the following specification:

- Open plan studio / office
- 2 x Parking spaces
- Internet access included
- Allocated on-site parking
- Secure first floor space with integrated alarm
- Intercom to Front door
- Internet access and wired terminals
- WC and Kitchenette area
- LED lighting

Location

102 Kirkstall Road is located on Kirkstall Road, a major arterial route into Leeds city centre. Leeds railway station is located approximately 1 mile from the property. The A58 Leeds outer ring road is located less than 1/2 mile from the property providing convenient access to the surrounding suburbs of Leeds.

Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	sq m	Availability
Office	761	70.70	Available
Total	761	70.70	

Viewings

Via the sole agents DHP.

Terms

The property is available by way of a new lease on terms to be agreed.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.



Viewing & Further Information



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