CARTER TOWLER
Chartered Surveyors

To Let



7 Melbourne Street

Leeds, LS2 7PS

To Let - Fully Fitted, Self Contained Studio Office Suite

1,195 sq ft
(111.02 sq m)

- 2 Dedicated Car Parking Spaces
- Fully Fitted & Furnished
- Fitted Kitchen Facility
- 2x Meeting Rooms
- Well Located

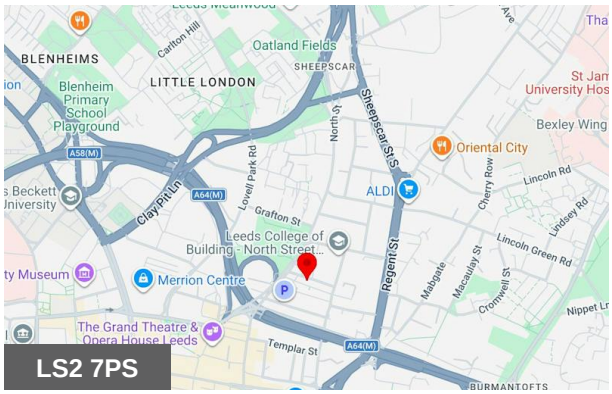
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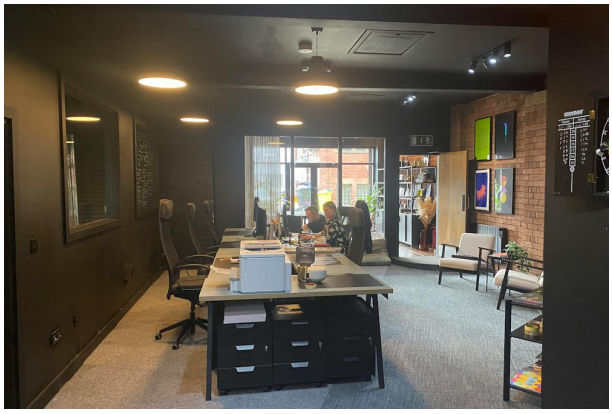
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Summary

Available Size	1,195 sq ft
Rent	£20,000 per annum
Business Rates	N/A
Service Charge	N/A
Car Parking	2 car parking spaces are available free of charge.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)







Location

7 Melbourne Street occupies a convenient and well-connected position within Leeds, offering easy access to the extensive amenities and attractions of the city centre. The property is ideally situated for access to Leeds' vibrant retail, leisure and hospitality offerings, with an excellent choice of shops, restaurants, cafés and bars all within easy reach. Nearby destinations include the Merrion Centre, Victoria Leeds and the popular Trinity Leeds shopping centre, providing an extensive range of high-street and independent retailers.

Description

7 Melbourne Street offers self-contained studio office accommodation, providing an excellent turnkey solution for businesses seeking well-appointed workspace in a convenient Leeds location. The suite benefits from the following specification features:

- 2x dedicated meeting rooms
- Fitted kitchen facility
- W/C facility
- Fully fitted and furnished
- Storage unit
- Recently refurbished
- Power and data

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor Studio	1,195	111.02	Available
Total	**1,195**	**111.02**	

Viewing & Further Information



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