



9 York Place

Leeds, LS1 2DS

EXCELLENT QUALITY REFURBISHED CITY CENTRE OFFICES

518 to 1,213 sq ft
(48.12 to 112.69 sq m)

- Air Conditioning
- Gas-fired central heating
- Suspended ceilings
- Carpeting throughout
- 3 compartment perimeter trunking
- Male and Female WC facilities

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Summary

Available Size	518 to 1,213 sq ft
Rent	£11 per sq ft
Business Rates	Subject to satisfying the usual criteria, the available suites may benefit from rates relief. Please contact the relevant local authority for further information.
Service Charge	For information on the service charge, please contact the sole letting agent.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

9 York Place occupies a prominent position on one of Leeds city centre's most established professional addresses, immediately adjacent to the Headrow. The property sits at the heart of the city's commercial and civic quarter, surrounded by a strong mix of legal, financial, public sector and corporate occupiers.

The location benefits from excellent connectivity, with Leeds Train Station within comfortable walking distance, providing direct mainline services to London, Manchester and other major UK cities.

Description

The property comprises an attractive four-storey Georgian-style building providing office accommodation on ground and 3 upper floors. The building has undergone a substantial refurbishment and provides very good quality office accommodation. The third floor office is self-contained and benefits from integrated WC and kitchen facilities.

Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
1st - Front	518	48.12	Available
3rd	695	64.57	Available
Total	1,213	112.69	

Viewings

To arrange a viewing, please contact the sole letting agent.



Viewing & Further Information



Tom Newstead

07538680333

tomnewstead@cartertowler.co.uk



James Jackson

07920 812275

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk