



To Let

High Quality Office Suite

- Existing Meeting Rooms
- High Quality Kitchen
- Air Conditioning
- Mineral Fibre Suspended Ceilings
- Good Quality Carpet Tiles and Flooring
- Fully DDA Compliant
- Undercroft & Surface Car Parking

4 Canal Wharf

Leeds, LS11 5PS

4,064 to 8,463 sq ft

377.56 to 786.24 sq m

Reference: #32572

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Leeds, LS11 5PS



Summary

Available Size	4,064 to 8,463 sq ft / 377.56 to 786.24 sq m
Rent	£10 per sq ft
Rates Payable	£6.82 per sq ft
Service Charge	£4.61 per sq ft
EPC	D (89)

Description

Zurich House provides ground floor accommodation, benefitting from existing meeting rooms and kitchens within the suites. There is ample on site car parking, which is a combination of surface and undercroft parking.

Location

Zurich House is situated in the popular southbank of the city on Canal Wharf, just south of the River Aire. The property is located south of the new entrance to the Leeds Train Station and within a short walk to local amenities.

Accommodation

We have two suites available. The larger suite has been refurbished and provides modern offices, with a good quality kitchen and meetings rooms installed.

Name	sq ft	sq m	Availability
Ground - Left Hand Side	4,399	408.68	Let
Ground - Right Hand Side	4,023	373.75	Available

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