



Resolution House

12 Mill Hill, Leeds, LS1 5DQ

TO LET - HIGH QUALITY SELF CONTAINED OFFICE SUITE

1,400 sq ft
(130.06 sq m)

- Well located
- On-site meeting room
- Recently refurbished
- Kitchen & w/c facilities
- Within a short walk of Leeds train station

Resolution House, 12 Mill Hill, Leeds, LS1 5DQ

Summary

Available Size	1,400 sq ft
Rent	£15 per sq ft
Rates Payable	£2.96 per sq ft Based on a April 2023 valuation.
Rateable Value	£8,300
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
Estate Charge	N/A
EPC Rating	D (86)

Location

Resolution House is an attractive 3-storey building, positioned on Mill Hill, between Bishopgate Street and Boar Lane, which is situated to the north of the property and benefits from being one of the most popular retail/leisure streets in Leeds.

Description

Resolution House is a brick built modern office building, the accommodation currently benefits from carpet floor coverings, painted/plastered walls, LED lighting, air source heating and cooling system, 3 phase electric supply, high speed fibre connection, 2 meeting rooms which can accommodate 4 and 8 people respectively and majority of windows have secondary double glazing. Also, there is a fitted kitchen facility located on the second floor and male and female W/Cs on the first floor, one of which contains a shower cubicle and are dedicated to the offices.

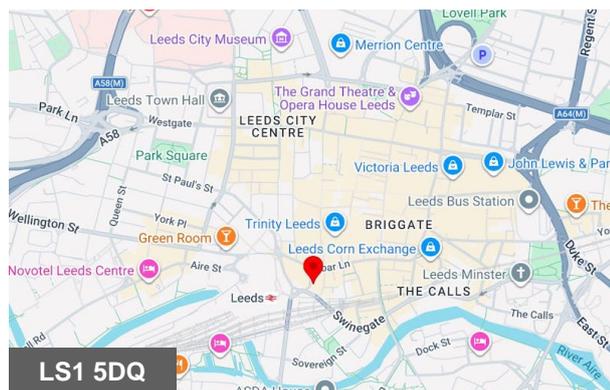
Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Building	1,400	130.06	Available
Total	1,400	130.06	

Viewings

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



Viewing & Further Information



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