



## 7-25 Eastgate

Leeds, LS2 7LY

### **To Let - Office Accommodation Offering Large Floorplates in a Fantastic Location**

**14,385 to 43,162 sq ft**  
(1,336.41 to 4,009.88 sq m)

- Well located
- Large floorplates
- Landmark building
- Good natural light

# 7-25 Eastgate, Leeds, LS2 7LY

## Summary

<b>Available Size</b>	14,385 to 43,162 sq ft
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	We advise all interested parties carry out their own research regarding the rates payable.
<b>Service Charge</b>	For information on the service charge, please contact either of the joint agents.
<b>VAT</b>	Applicable. All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (72)

## Location

7-25 Eastgate occupies a highly prominent position in the heart of Leeds city centre, directly opposite Victoria Gate and at the convergence of the city's prime retail, commercial and cultural districts. The property benefits from exceptional visibility on one of Leeds' principal thoroughfares, placing occupiers within easy walking distance of an extensive range of amenities.

## Description

7-31 Eastgate is a mixed-use terrace building arranged over four storeys. Constructed c. 1922, this heritage parade comprises three adjoining buildings totalling 118,189 sq ft, on a site area of approximately 0.54 acres. The office accommodation at 7-25 Eastgate is arranged over three floors, providing options from 14,388 – 43,162 sq ft

## Accommodation

The accommodation comprises the following areas:

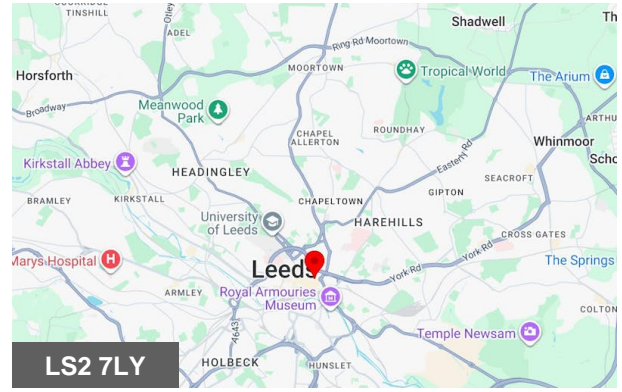
Name	sq ft	sq m	Availability
1st	14,388	1,336.69	Available
2nd	14,385	1,336.41	Available
3rd	14,389	1,336.78	Available
<b>Total</b>	<b>43,162</b>	<b>4,009.88</b>	

## Viewings

To arrange a viewing, please contact either of the joint agents for further information.

## Terms

The offices are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.



## Viewing & Further Information



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