



24b Lands Lane, 2nd Floor

Leeds, LS1 6LB

COST EFFECTIVE CITY CENTRE OFFICES

335 to 1,960 sq ft

(31.12 to 182.09 sq m)

- LS1 LOCATION
- ATTRACTIVE PERIOD BUILDING
- FULLY CARPETED & DECORATED
- SPACIOUS KITCHEN
- STORAGE SPACE
- COST EFFECTIVE RENT

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Summary

Available Size	335 to 1,960 sq ft
Rent	£8.50 per sq ft
Rates Payable	£4.26 per sq ft
Rateable Value	£16,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Location

24b Lands Lane occupies a very prominent, easily accessible Leeds city centre position, just off Albion Place, and within a stones throw of Trinity Shopping Centre and the Briggate shopping street. The property is also situated within easy walking distance of Leeds City Station and the Law Courts / central business district (approximately 10 minutes).

Description

24b Lands Lane is an attractive period building with retail accommodation on the ground floor and office accommodation on the upper floors. The available office accommodation is located on the second floor and benefits from the following specification features:

- Fully carpeted and decorated
- Modern suspended ceilings
- Fluorescent strip lighting
- Meeting rooms already in situ
- Spacious fitted kitchen/staff breakout area
- Second floor storage space
- W/C facilities
- Secure intercom door entry system

Accommodation

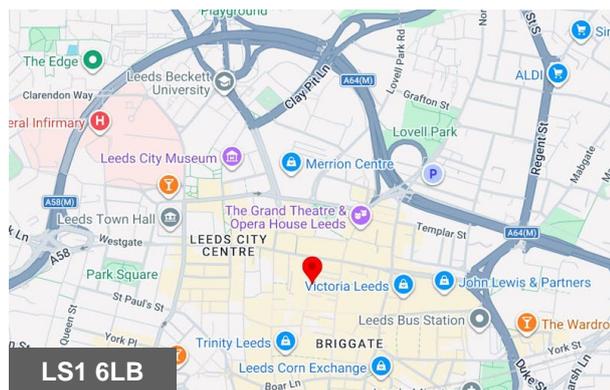
The accommodation is available as a whole, but may also be available in part, and comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
2nd - Part Second Floor LHS	1,625	150.97	Available
2nd - Part Second Floor RHS	335	31.12	Available
Total	1,960	182.09	

Terms

The available accommodation is available by a way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.

Flexible lease terms may be available.



Viewing & Further Information



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