

# TO LET

**HIGH QUALITY OFFICE SUITES  
AVAILABLE IMMEDIATELY  
on INCLUSIVE TERMS**

**300 & 620 sq.ft.**



- **PRIME CITY CENTRE LOCATION**
- **CLOSE TO ALL AMENITIES**
- **INCLUSIVE RENTS**

27 York Place, Leeds LS1 2TW

## LOCATION

27 York Place is located in the West End office sector of Leeds city centre conveniently positioned for easy access to the retail quarter and within a short walking distance of the railway station, the Law Courts complex and many car parks.

There are several supermarkets and coffee shops within a very short walk including Tesco Express, Marks and Spencer Foodhall, Sainsburys, Caffè Nero, Starbucks, Bottega Coffee and Wolf Fox Coffee.

## DESCRIPTION

27 York Place is a period Georgian-style 3-storey office building of traditional brick-built construction under a pitched slate roof. The available suites are situated on the ground and first floors and provide modern open plan workspaces.

The ground floor suite benefits from having its own dedicated entrance via 4a Queen Street, whilst the first floor suite can be let with modern office furnishings already in situ, including chairs, desks and a boardroom table.

The specification of the space includes the following:

- High quality decoration and carpeting
- Modern open plan arrangement
- Excellent natural light
- Shared kitchen facility
- Male and female W/C facilities
- 24-hour access / intercom system
- Gas fired central heating

## ACCOMMODATION

The following office space is available for immediate occupation: -

Ground Floor	-	<b>300 sq ft</b>
First Floor	-	<b>620 sq ft</b>

## PARKING

There is 1 dedicated car parking space available with either suite.

## RATES

Each available suite within has been assessed for business rates purposes with the following rateable values: -

Ground Floor	-	£3,900
First Floor	-	£7,500

Subject to satisfying the usual criteria, the occupier of each suite should qualify for Small Business Rates Relief. Further clarification available upon request.

## EPC

The property is to be reassessed for EPC purposes.

## TERMS

The suites are available by way of a new full repairing & insuring lease for a term to be negotiated and agreed. Flexible and short-term lease arrangements are available.

The commencing rents are **inclusive** of the building service charge and will be as follows: -

Ground Floor	-	<b>£6,500 per annum</b>
First Floor	-	<b>£11,500 per annum</b>

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents:-

**CARTER TOWLER**  
**0113 245 1447**

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(REF: JJ.)  
Details prepared June 2022.

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