

SOON TO BE REFURBISHED

**SELF CONTAINED CONTEMPORARY
OFFICE ACCOMMODATION WITHIN A
PROMINENT CHARACTERFUL BUILDING –
2 ON-SITE PARKING SPACES**

1,540 sq ft



- **SELF CONTAINED**
- **BUSINESS CORE LOCATION**
- **ON-SITE CAR PARKING AVAILABLE**

26 York Place
Leeds LS1 2EY

LOCATION

26 York Place is situated on the southern side of York Place, close to its intersection with Queen Street, in the West End office sector of Leeds City Centre.

Ideally situated for easy access to Leeds City Station, the Law Courts and the major shopping centres the property is also conveniently located close to a substantial number of coffee shops, bars, restaurants, and gyms.

DESCRIPTION

26 York Place is a Grade II listed former town house which is to be comprehensively refurbished to create a modern, stylish office environment within a self-contained building.

The offices will benefit from the following specification features: -

- Air conditioning
- New carpeting
- New decorations
- Contemporary lighting
- Male and female WC facilities
- Kitchen
- Gas central heating

ACCOMMODATION

26 York Place has the following approximate net internal floor areas:-

Ground floor	525 sq ft
First floor	585 sq ft
Second floor	430 sq ft
Total	1,540 sq ft

Secure, high quality storage space of approx. 300 sq ft has been created within the roof space.

CAR PARKING

2 car parking spaces are available with the property situated to the rear of the building at a cost of £1,500 per annum per space + VAT.

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RATES

26 York Place is assessed for rating purposes as "Offices & Premises" and has a current rateable value of £16,750.

EPC

Available on request.

TERMS

26 York Place is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed at a commencing rent of **£20.00 per sq ft exclusive**.

VIEWING AND FURTHER INFORMATION

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

CARTER TOWLER
0113 245 1447

James Jackson
jamesjackson@cartertowler.co.uk

or

Clem McDowell
clemmcdowell@cartertowler.co.uk

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