

**Apsley**

Superior Offices  
To Let

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**5,620 to 19,960 sq.ft.**



Apsley

High quality air conditioned offices in a stunning grade II listed building in an a prime city centre location



The available accommodation is on the ground and first floors and provides high quality open plan space benefitting from great natural light.

The available suites benefit from the following specification features:



Air conditioning



Fully accessible raised floors



Modern suspended ceilings



LED lighting



High quality modern carpeting



Excellent natural light



Disabled access and facilities



Shower rooms



On-site parking



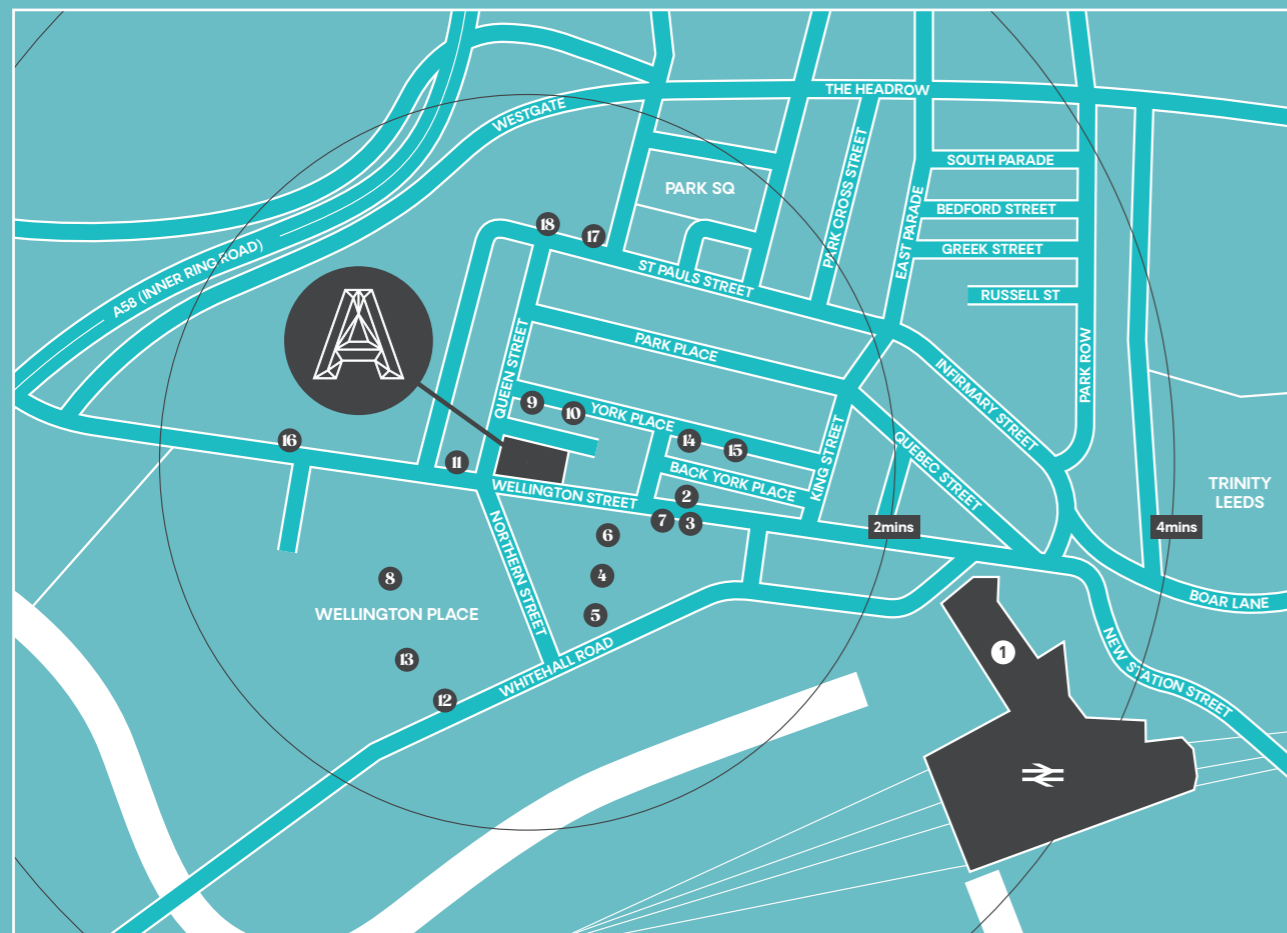
Secure bicycle storage

The main entrance and common parts of Apsley have recently undergone a substantial refurbishment and feature two contemporary glass lifts with modern male and female toilet facilities on each floor.



**Apsley is very prominently situated at the intersection of Queen Street and Wellington Street within a 2-3 minute walk of the train station, City Square, the Law Courts complex and the retail sector of Leeds City Centre.**

Situated in the heart of the prime traditional professional office core, Apsley benefits from the close proximity of many bars, restaurants and cafés as well as being easily accessible for both public transport and the Leeds Inner Ring Road.



### Key

1. Leeds Train Station
2. Wolfox
3. M&S Simply Food
4. Toast
5. Lazy Lounge
6. Co-op
7. Caffè Nero
8. Sociable Folk
9. My Thai
10. IF... Up North
11. Editors Draught
12. The Place
13. Good Luck Club
14. Nosh
15. Miah's Kitchen
16. Starbucks
17. La Bottega Milanese
18. Bagel Nash



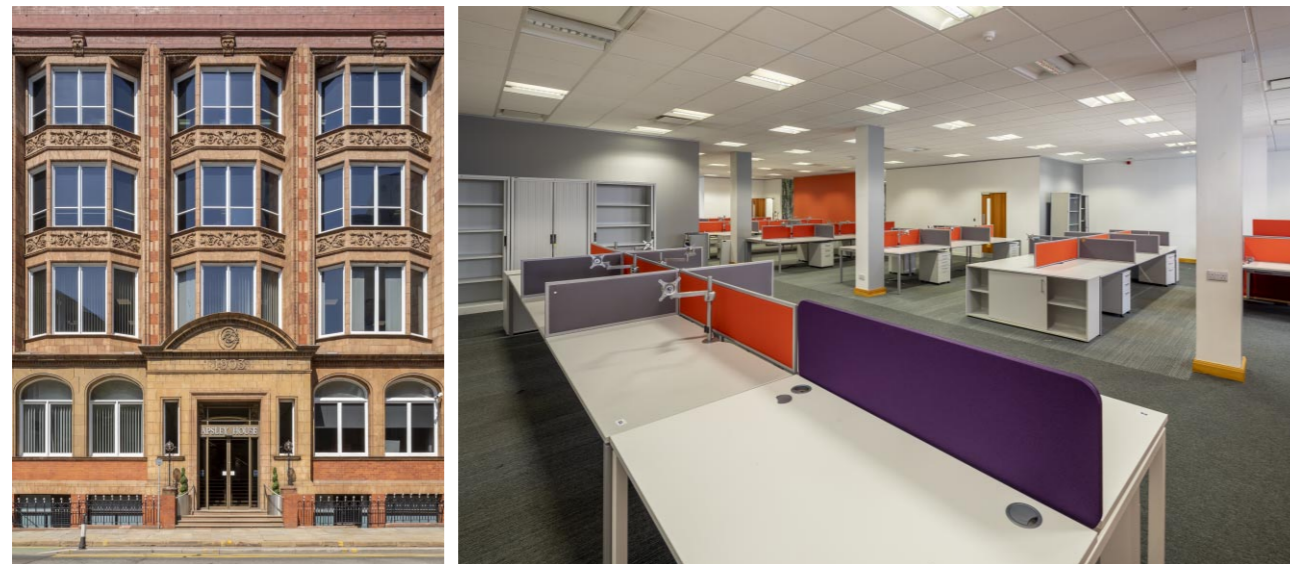
## Accommodation

The available suites provide the following net internal floor areas:

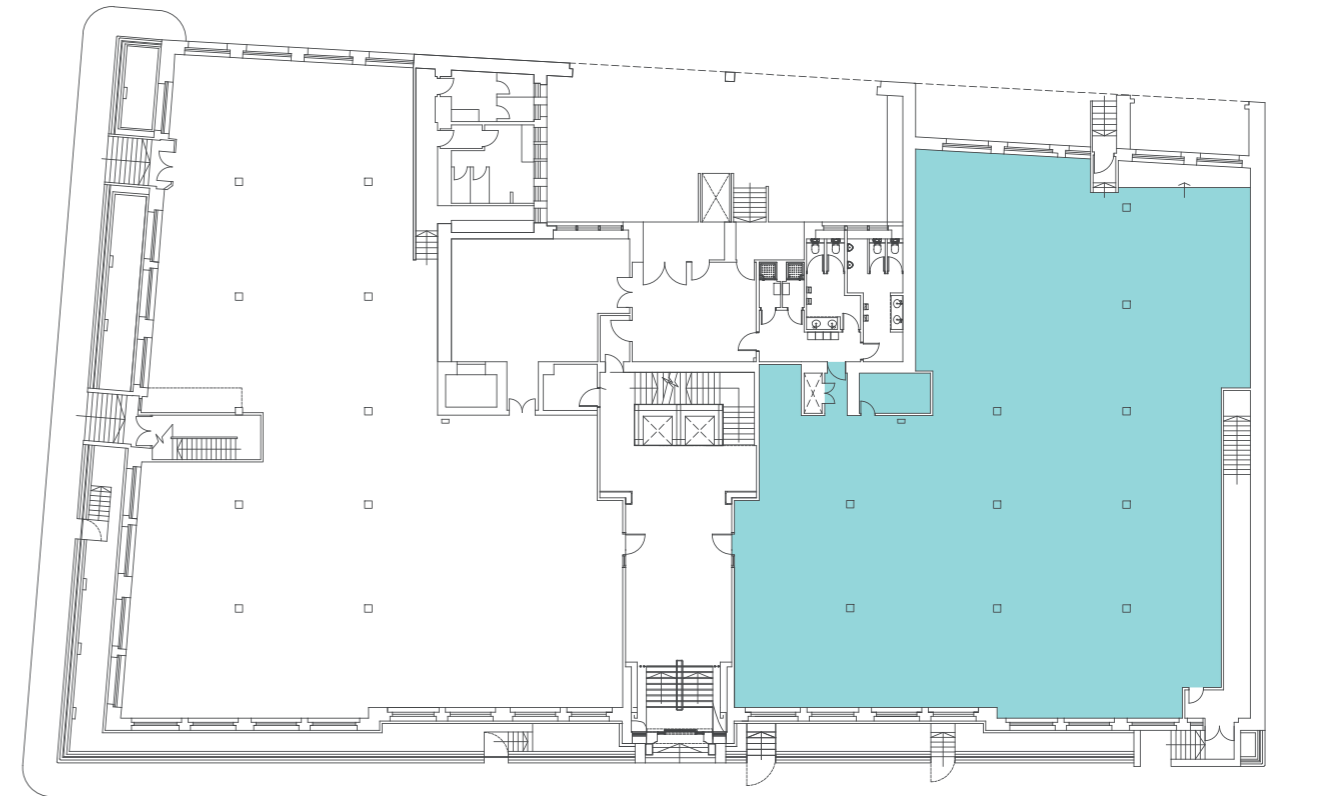
Ground Floor East	5,620 sq ft
First Floor	14,340 sq ft
<b>Total</b>	<b>19,960 sq ft</b>

## Parking

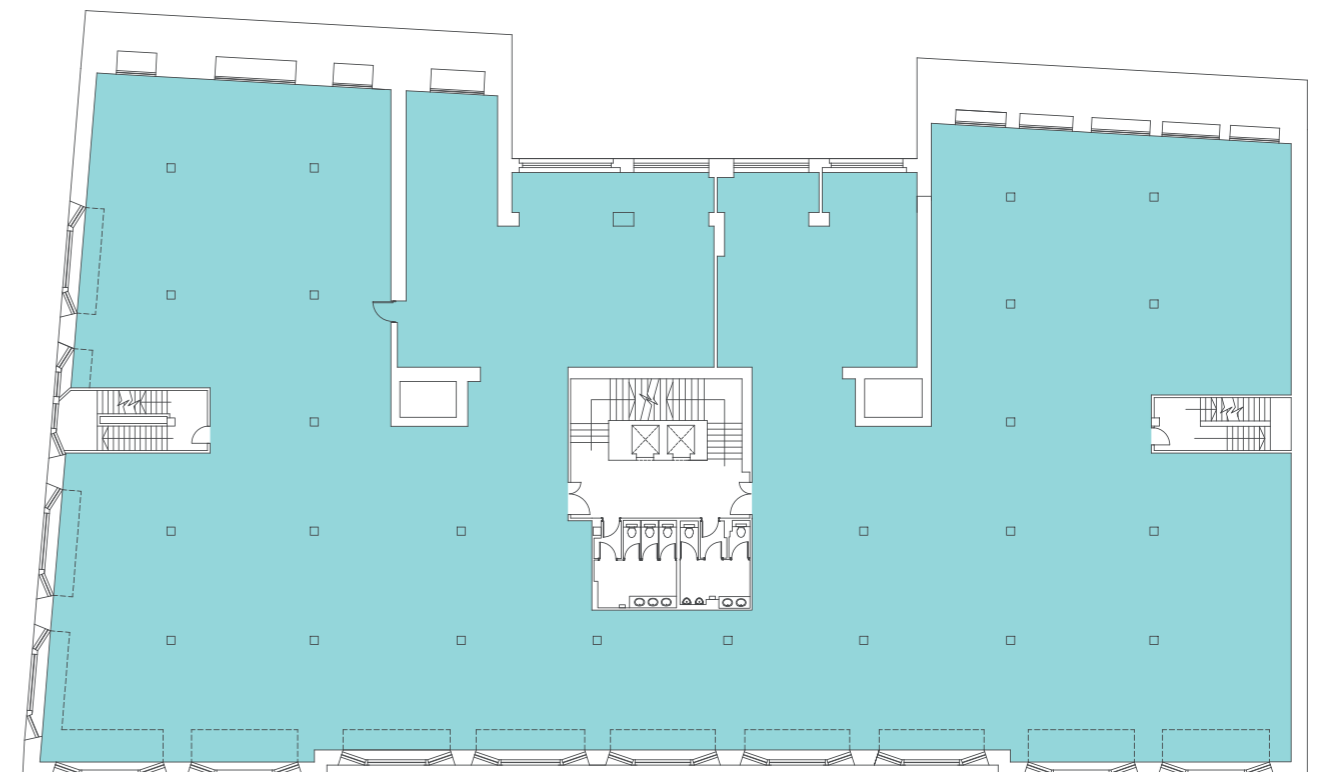
There are a number of car parking spaces available within the secure private basement car park together with bicycle storage facilities.



Ground Floor East



First Floor



## Rates

The available suites are assessed for rating purposes as "offices and premises" and have current rateable values (2017 valuation) as follows:

Ground Floor East	£64,500
First Floor	£158,000

## Terms

Office suites within Apsley are available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

Details of the commencing rental are available on request.

## EPC

Apsley has been assessed as having an energy rating of XX (Band XX). A full copy of the EPC is available on request.





Apsley

## Viewing / Further Information

For further information or to arrange a viewing please contact either of the joint letting agents:



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