

TO LET

Coverdale House East Parade, Leeds LS1 2BH

1,460 sq ft ground floor self-contained
refurbished office suite with parking



Coverdale House is prominently situated fronting East Parade close to its intersection with The Headrow within the heart of the traditional office core of Leeds City Centre.

LOCATION

The property is ideally situated for easy and convenient access to the Law Courts, Leeds City Railway Station, the main retail areas and many bars, restaurants and various other amenities.

DESCRIPTION

Coverdale House is an attractive four-storey brick-built office building providing modern office accommodation from lower ground to second floor levels.

The ground floor suite benefits from its own private entrance and has been refurbished to provide excellent offices. The specification of the suite includes:

- New LED lighting
- Modern suspended ceiling
- Newly decorated
- New carpeting throughout
- Kitchen
- Gas-fired central heating
- Ability to install comfort cooling
- Natural light to both front and rear
- Independent access from East Parade
- Building commissionaire





ACCOMMODATION

The vacant suite provides a net internal floor area of **1,460 sq ft.**

RATING

The ground floor of Coverdale House has a current rateable value (2017 valuation list) of £19,250.

EPC

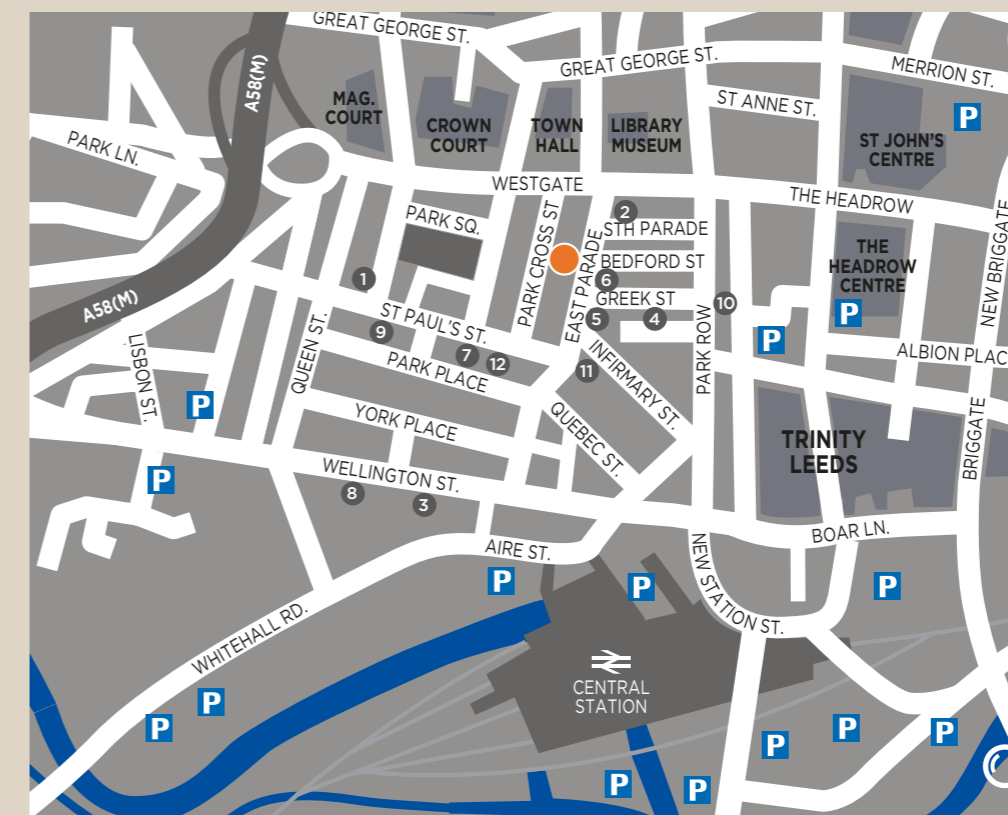
The property has an energy performance asset rating of band D (78). Further information can be provided on request.

PARKING

There is a private car park to the rear of the property accessed from Park Cross Street. 1 (possibly 2) parking space is available with the ground floor suite.

TERMS

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



KEY

- Coverdale House
- 1 Pizza Express
- 2 San Carlo
- 3 M&S Simply Food/
Caffe Nero
- 4 La Bottega
- 5 Tattu
- 6 All Bar One
- 7 Philpotts
- 8 Toast
- 9 Love Food
- 10 Gino D'Acampo
- 11 Box
- 12 Starbucks

Misrepresentation Act: Carter Towler for themselves and for the Vendors / Lessors of this property whose agents they are give notice that; i) These particulars are set out as a general outline only for the guidance of, intended purchasers or lessees and do not constitute, nor constitute any part of an offer or a contract, ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, iii) No person in the employment of Carter Towler has any authority to make or give representation or warranty whatever in the relation to this property. October 2020. Designed by CreativeRace | 0113 234 1630 | www.creativerace.co.uk

TO LET

Coverdale House East Parade, Leeds LS1 2BH

CONTACT US

Harriet Lawson

harrietlawson@cartertowler.co.uk

Richard Fraser

richardfraser@cartertowler.co.uk

