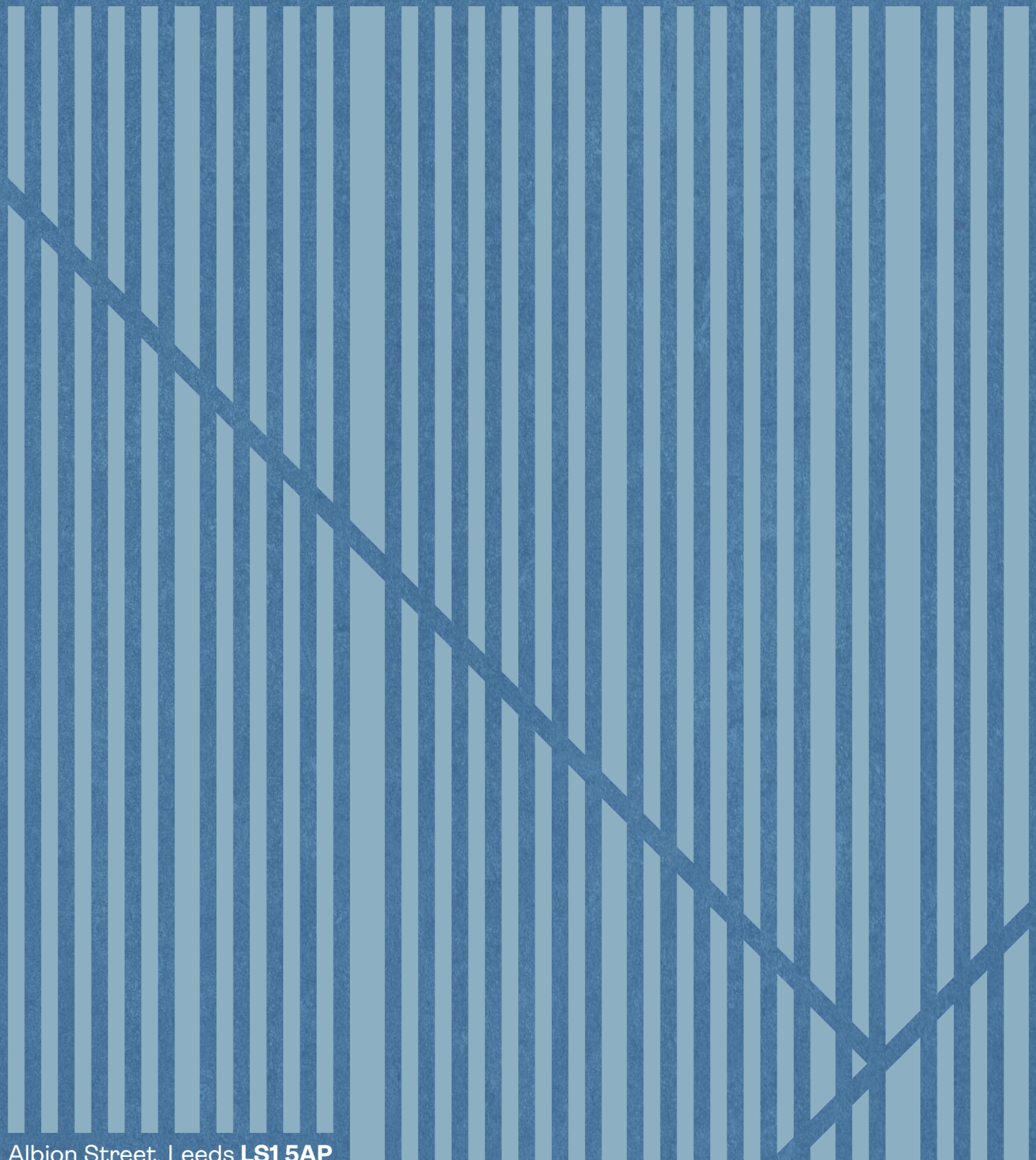


Airedale House

1,190 - 3,822 sq ft
Refurbished offices to let



Albion Street, Leeds **LS1 5AP**

Airedale House

Airedale House is a 6 storey building providing high quality office accommodation on floors 3 to 6.

The vacant office accommodation is situated at 3rd floor level and has recently undergone a comprehensive refurbishment to provide high quality office space.



Space that works

Innovative energy efficient work space that benefits from the following specification:



Energy efficient design



PIR controlled LED lighting



Suspended ceilings



New kitchenette



Showers



Double glazed windows



Comfort cooling



Two 8-person passenger lifts



Male & Female WC facilities



Unrivalled location

Airedale House is prominently situated on Albion Street within the heart of the prime commercial district of Leeds City Centre.

The Property benefits from being in close proximity to an abundance of restaurants, bars and retail stores. Airedale House is also within a short walk of the Trinity Leeds shopping centre, as such it provides the perfect location for staff convenience and client entertaining.

Albion Street is a busy pedestrian thoroughfare benefiting from excellent public transport links with numerous bus stops and Leeds City Station within a short walk.

- | | |
|--------------------------|------------------|
| 1 All Bar One | 7 Banyan |
| 2 San Carlo | 8 Sous Le Nez |
| 3 Sukhothai | 9 Black House |
| 4 Gaucho | 10 Lost & Found |
| 5 El Gato Negro | 11 The Light |
| 6 Restaurant Bar & Grill | 12 Trinity Leeds |
| | 13 Victoria Qtr |



Ready for immediate occupation



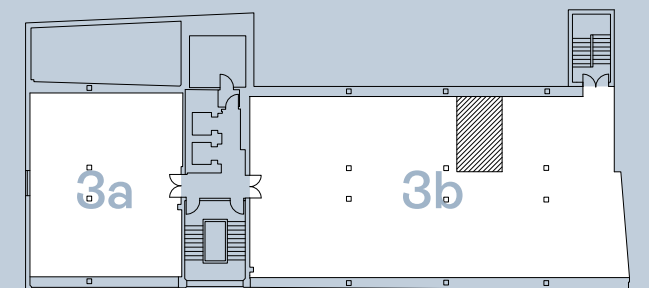
Accommodation

There are two suites available in Airedale House, both of which are on the 3rd Floor. The accommodation can be taken separately or as a whole.

Suite 3a	1,190 sq ft
Suite 3b	2,632 sq ft
Total	3,822 sq ft

Terms

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



Sustainability

Energy Saving Technologies

Thermal modelling has been undertaken to target key areas to improve the buildings insulation characteristics.

'Intelligent' lighting systems within office areas, incorporate daylight and passive infrared sensors to reduce energy consumption.

Financials

The Government paid annual subsidy (Feed in Tariff) will be transferred to the service charge. This provides a long term financial cash benefit to reduce the running costs of the building.

EPC rating of B. This is extremely important considering ongoing discussions to levy differing business rate multipliers dependent on EPC level.

Energy Harvesting Technologies

A 6kWp Photovoltaic solar panel system is installed on the roof which will generate electricity for the core areas of the building.

By utilising these technologies it is anticipated that there will be a 25% reduction in CO² emissions.



Innovative energy efficient work space

Rental

Full details are available on application from the joint sole letting agents.

Car Parking

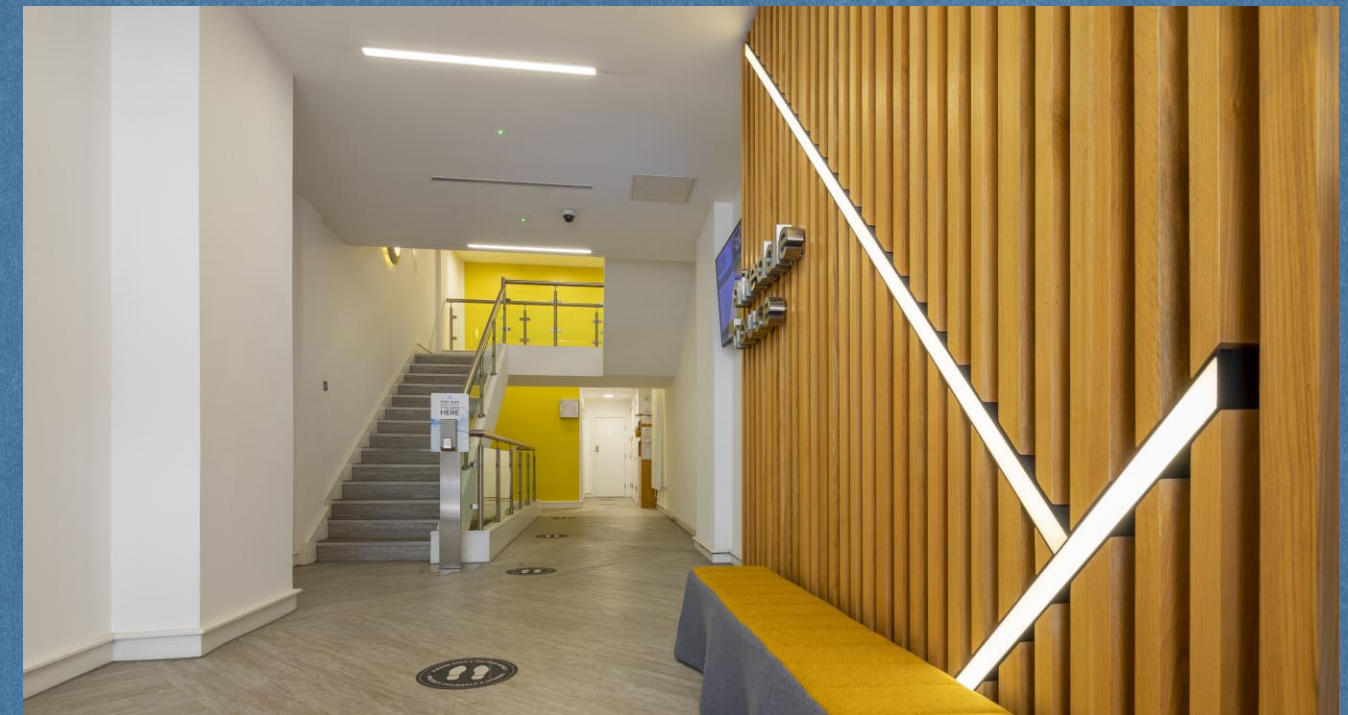
Airedale House benefits from on-site secure parking.

Rateable Value

We recommend all interested parties make their own enquiries to the VOA.

EPC

Airedale House has an EPC rating of B. A full copy of the EPC is available on request.



Viewing & further information

Strictly by appointment via the joint letting agents:



Richard Fraser

richardfraser@cartertowler.co.uk

Clem McDowell

clemmcdowell@cartertowler.co.uk



Sam Jamieson

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