



TO LET

Matthew Murray House

2,000 Sq Ft

- ◆ Attractive Studio Office Suites
 - ◆ South Bank location
 - ◆ Parking available
 - ◆ Media style offices

Matthew Murray House, 97 Water Lane
Leeds, LS11 5QN

LOCATION

Matthew Murray House is prominently situated at the intersection of David Street and Water Lane, in an area which is now recognised as one of the premier office locations on the southern fringe of Leeds City Centre, on the edge of The Round Foundry.

Located within the creative quarter of Leeds city centre, the property is within ½ mile of City Square and just 5 minutes walk from Leeds City Station.

The property is very conveniently situated close to both the M621 and M1 motorways.

DESCRIPTION

Matthew Murray House is a substantial, prominent building of traditional brick construction which has been extensively modernised in order to incorporate many modern office occupiers' requirements. The available suites are accessed via the security-controlled entrance lobby from David Street. Each suite benefits from gas-fired central heating, modern lighting, good natural light and carpeting. There are shared toilet and kitchen facilities within the building.

Car parking spaces are available with each suite in the private secure car park to the rear of Matthew Murray House. The car parking spaces are available at an additional rent. Further details are available on request.

For viewing arrangements or to obtain further information please contact:

Richard Fraser
richardfraser@cartertowler.co.uk

James Jackson
jamesjackson@cartertowler.co.uk

ACCOMMODATION

The suites currently available within Matthew Murray House provide the following net internal areas:

Suite 10 (ground floor) - 2,000 sq ft
Suite 5/6/8 (1st floor) - 1,260 sq ft
Suite 15 (second floor part) - 785 sq ft

RATES

The available suites are currently assessed as "Office and Premises" and have the following rateable values:

Suite 10 - £19,250
Suite 5/6/8 - £12,500
Suite 15 - £ 5,800

EPC

The property has an Energy Performance Asset Rating of "D" (91). A full copy of the certificate is available upon request.

VAT

VAT is payable where applicable.

TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be agreed. Any new leases will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

The commencing rentals for each suite are to be as follows: -

Suite 10 - £28,000 per annum exclusive
Suite 5/6/8 - £17,640 per annum exclusive
Suite 15/16 - £10,990 per annum exclusive

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