



24b Lands Lane

Leeds, LS1 6LB

GOOD QUALITY CITY CENTRE OFFICES

335 to 3,325 sq ft
(31.12 to 308.90 sq m)

- CENTRAL LEEDS CITY CENTRE POSITION
- ATTRACTIVE PERIOD BUILDING
- NEWLY CARPETED & DECORATED
- SPACIOUS KITCHEN
- STORAGE SPACE
- COST EFFECTIVE RENT

24b Lands Lane, Leeds, LS1 6LB

Summary

| | |
|-----------------------|---|
| Available Size | 335 to 3,325 sq ft |
| Rent | £8.50 per sq ft |
| Rates Payable | £4.70 per sq ft An occupier may be able to benefit from small business rates relief. Please contact the sole letting agents for further information. |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (63) |

Location

24b Lands Lane occupies a very prominent, easily accessible Leeds city centre position, just off Albion Place, and within a stones throw of Trinity Shopping Centre and the Briggate shopping street. The property is also situated within easy walking distance of Leeds City Station and the Law Courts / central business district (approximately 10 minutes).

Description

24b Lands Lane is an attractive period building with retail accommodation on the ground floor and office accommodation on the upper floors. The available office accommodation comprises part of the second floor and the entire third floor, which benefits from the following specification features:

- Fully carpeted and decorated
- Modern suspended ceilings
- Fluorescent strip lighting
- Meeting rooms already in situ
- Spacious kitchen/staff breakout area
- Second floor storage space
- W/C facilities
- Secure intercom door entry system

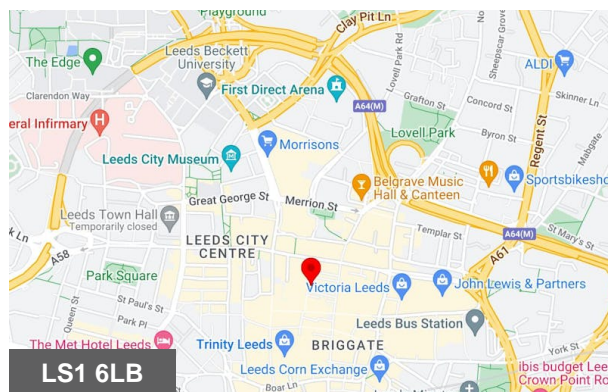
Accommodation

The available accommodation is available as a whole, or on a floor-by-floor basis, and comprises the following net internal floor areas:

| Name | sq ft | sq m | Availability |
|-----------------------------|--------------|---------------|--------------|
| 3rd - Whole Third Floor | 1,365 | 126.81 | Available |
| 2nd - Part Second Floor LHS | 1,625 | 150.97 | Available |
| 2nd - Part Second Floor RHS | 335 | 31.12 | Available |
| Total | 3,325 | 308.90 | |

Terms

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



Viewing & Further Information



James Jackson

0113 2451447

jamesjackson@cartertowler.co.uk



Clem McDowell

07432 013246

clemmcdowell@cartertowler.co.uk