

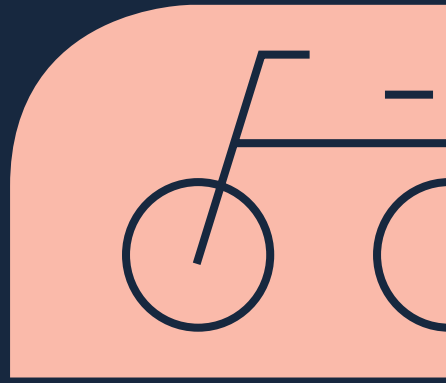




**TWENTY SIX
WHITEHALL ROAD**
LEEDS

- LED Lighting
- Speed Lanes In Reception
- Provision For 46 Bicycle Stands & 8 Motorcycle Parking Spaces
- Newly Refurbished Double Height Entrance & Reception Area
- Excellent BREEAM Rating
- Fully DDA Compliant
- 2.8m Floor To Ceiling Height
- Raised Access Floors with 150mm Clear Void
- Four Pipe Fan Coil Air Conditioning
- 4x 21 Person Passenger Lifts
- Landscaped External Environment
- Occupancy Ratio 1:7 sq m
- Fully Carpeted Throughout
- 24 Secure Basement Car Parking Spaces
- Basement Shower & Locker Facilities

26 Whitehall Road now benefits from an all new tenant friendly app controlled bike scheme.



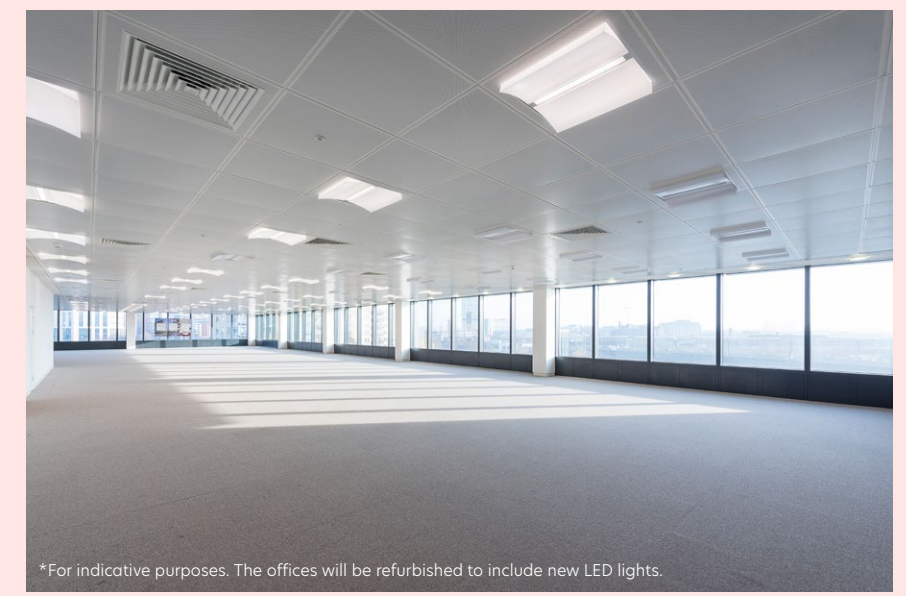
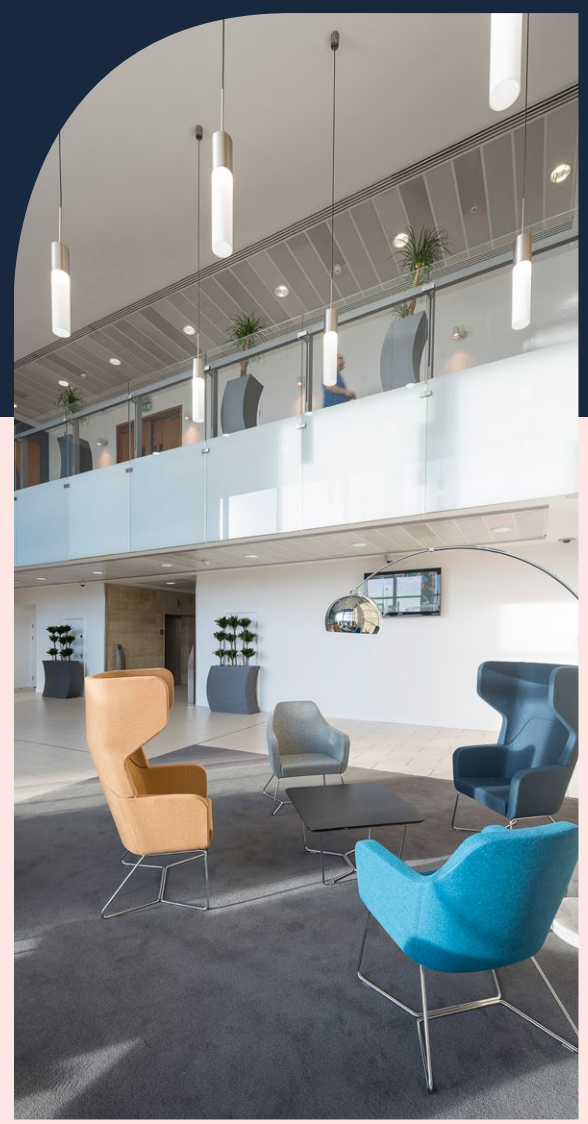
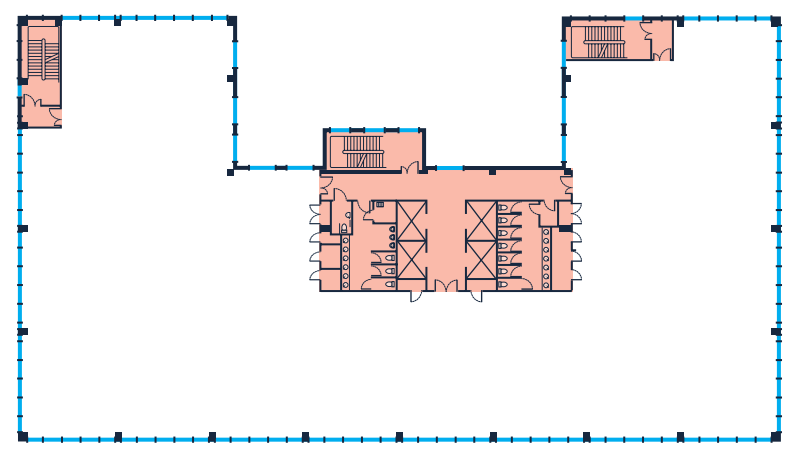
TO LET
SPECTACULAR REFURBISHED
GRADE A OFFICE FLOOR
IN LEEDS' THRIVING COMMERCIAL DESTINATION
15,586 sq ft (1,447.9 sq m)

Positioned amongst Leeds' newest commercial destination, 26 Whitehall Road comprises some of the best office accommodation in the City, ideal for the modern day Corporate.

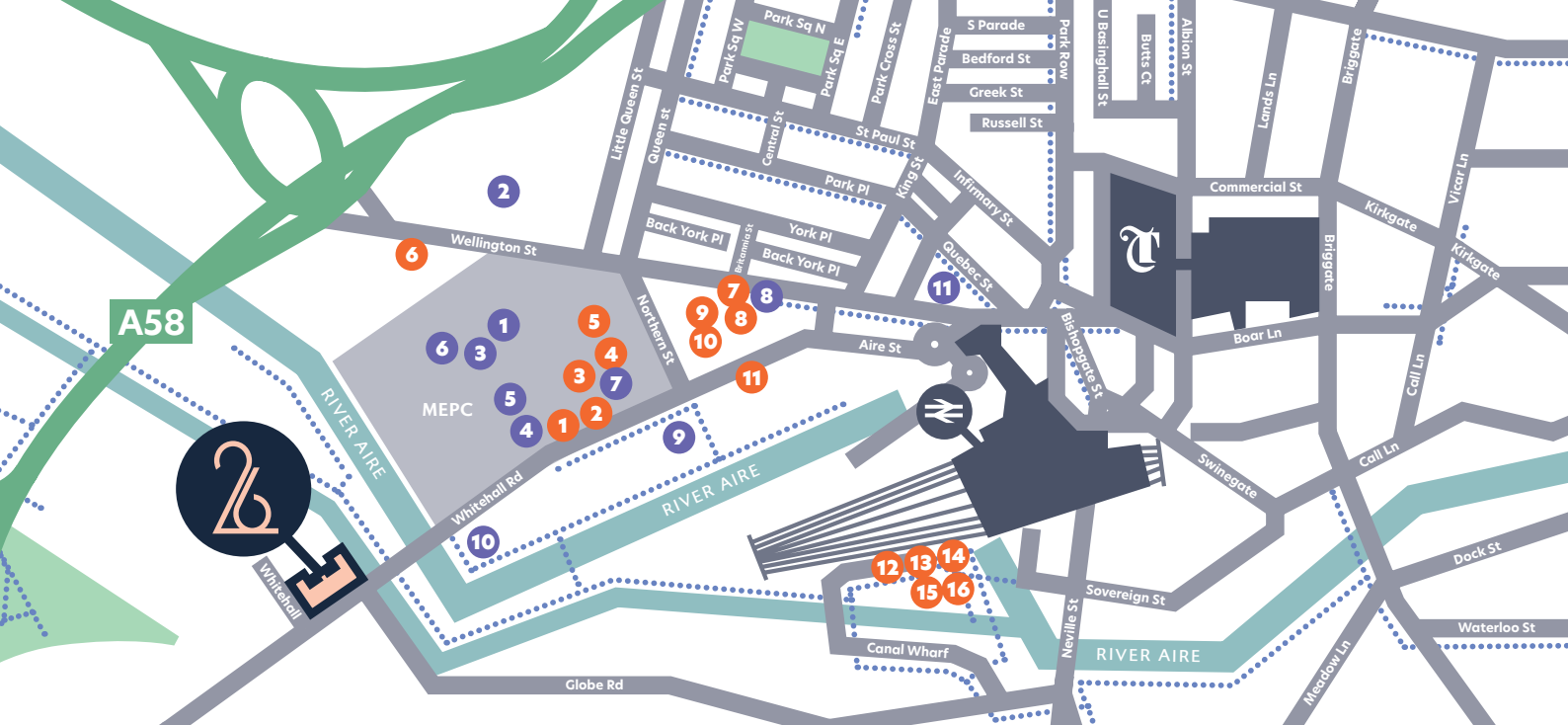
The offices, rated BREEAM "Excellent" boast a tranquil canal side setting and are ideally situated to take advantage of not only the amenities nearby but also the running and cycling routes along the canal, perfect for the staff who like to keep active.

A recent bike initiative has also been introduced to provide occupiers with bikes to use as they wish, so getting to and from meetings could not be easier.

5TH FLOOR



*For indicative purposes. The offices will be refurbished to include new LED lights.



- | | | |
|----------------------|---------------------------|------------------------|
| 1 Mad Frans Bar | 12 La Casita | 1 Sky Bet |
| 2 Sainsbury's | 13 Archie's Bar & Kitchen | 2 HM Revenue & Customs |
| 3 Good Luck Club | 14 The Hop | 3 Allianz |
| 4 Veeno Italian | 15 Double Tree Hotel | 4 Squire Patton Boggs |
| 5 Sociable Folk Café | 16 Fazenda | 5 Equifax |
| 6 Crowne Plaza | | 6 Irwin Mitchell |
| 7 Caffè Nero | | 7 Willis Towers Watson |
| 8 M&S | | 8 PwC |
| 9 Toast Bar | | 9 FDM Group |
| 10 Lazy Lounge | | 10 Gordon's LLP |
| 11 The Soap Factory | | 11 Channel 4 |



TERMS

The accommodation is available by way of a Full Repairing and Insuring Lease for a term of years to be agreed. Further details are available on request.

RATES

We advise that interested parties make their own enquiries with the local rating authority.

VAT

Reference to price premium or rent deemed exclusive of VAT, unless stated otherwise.

SERVICE CHARGE

The tenant will be responsible to pay a service charge for the repair, maintenance, management and upkeep of the common areas of the building.

LEGAL COSTS

The tenant will be responsible for their own legal costs incurred in connection with this transaction.

EPC

B40.

VIEWING

Strictly via the joint agents.



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