

LATERAL
LEEDS

To Let

GRADE A MODERN OFFICE SPACE

11,508–55,822 sq ft

(1,069–5,186 sq m)

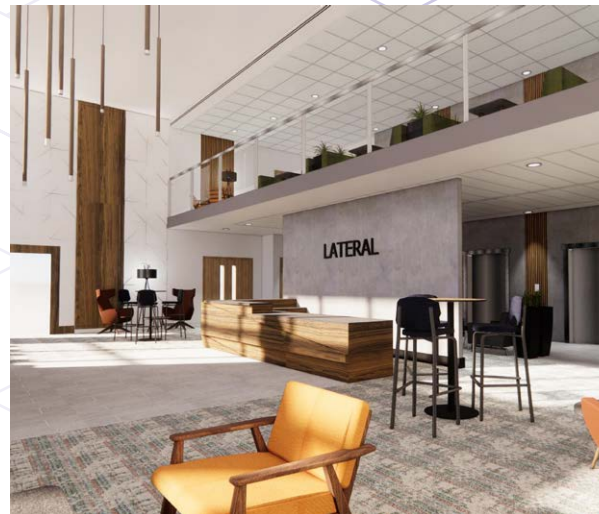




OUTSIDE THE BOX

Latitude is Grade A office building positioned strategically within Leeds' South Bank.

Available accommodation ranges in size from 11,508–55,822 sq ft and benefits from 128 car parking spaces.



A LOCATION LIKE NO OTHER



LOCAL OCCUPIERS INCLUDING:



EVERSHEDS
SUTHERLAND

HITACHI



AECOM



mediacom



WALK

Clayton Hotel
On your doorstep

Bridgewater Place
4 Mins

Crown Point
5 Mins

Granary Wharf
5 Mins

Leeds Railway Station
7 Mins

UNIQUE AMENITIES

The area surrounding Lateral is teeming with atmosphere and excellent retail and leisure offerings including Anytime Fitness gym, Inkwell Bar (within Clayton Hotel), Philpotts, Starbucks and Tesco Express.



AN ABUNDANCE OF CONNECTIONS

Lateral is situated within a prominent location towards the south of Leeds City Centre with frontage onto Sweet Street. The property is a 7 minute walk from Leeds City station and set in an established office environment with 1&2 City Walk, Bridgewater Place and Victoria Place all within close proximity. Junction 3 of the M621 lies less than 400 metres from the building providing unrivalled vehicular access.



BY BIKE

Headingley
20 Mins

Horsforth
42 Mins

Otley
1 Hr 7 Mins

Ilkley
1 Hr 33 Mins

Harrogate
1 Hr 45 Mins



BY CAR

M621 (J3)
400 metres

Wakefield
9.7 Miles

Bradford
11.5 Miles

Harrogate
17.3 Miles

Huddersfield
17.6 Miles



BY TRAIN

Leeds Railway Station
7 Mins (Walk)

Sheffield
48 Mins

Manchester
56 Mins

Birmingham
2 Hr

London
2 Hr 20 Mins

DRAFT



**FOUR PIPE FAN COIL
COMFORT COOLING/
HEATING**



**SUSPENDED
CEILINGS**



**LED
LIGHTING**



**FULLY ACCESSED
RAISED ACCESS
FLOORS**



**THREE 13-PERSON
PASSENGER
LIFTS**



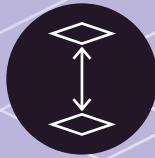
**SHOWER AND
CYCLE FACILITIES**



**GREAT
NATURAL LIGHT**



**128 CAR PARKING
SPACES**



**EXCELLENT
FLOOR TO
CEILING HEIGHT**



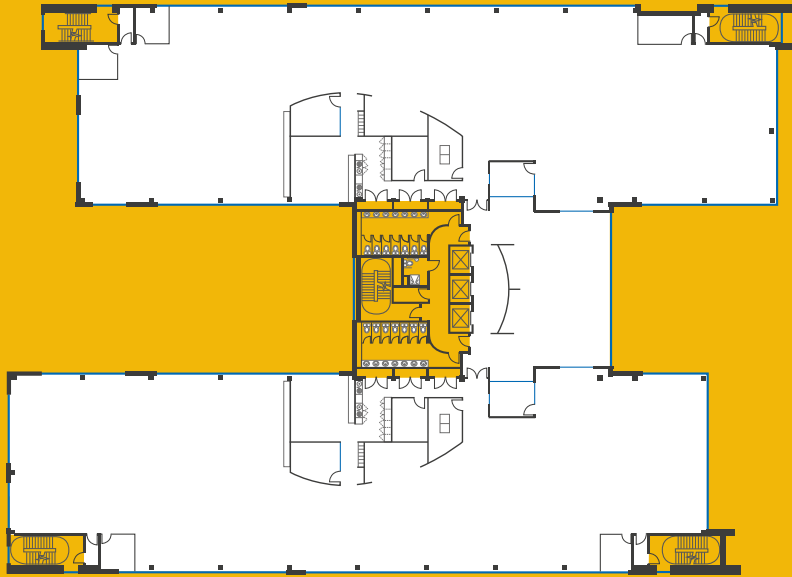
**BREEAM
'EXCELLENT'**

QUALITY INSIDE & OUT

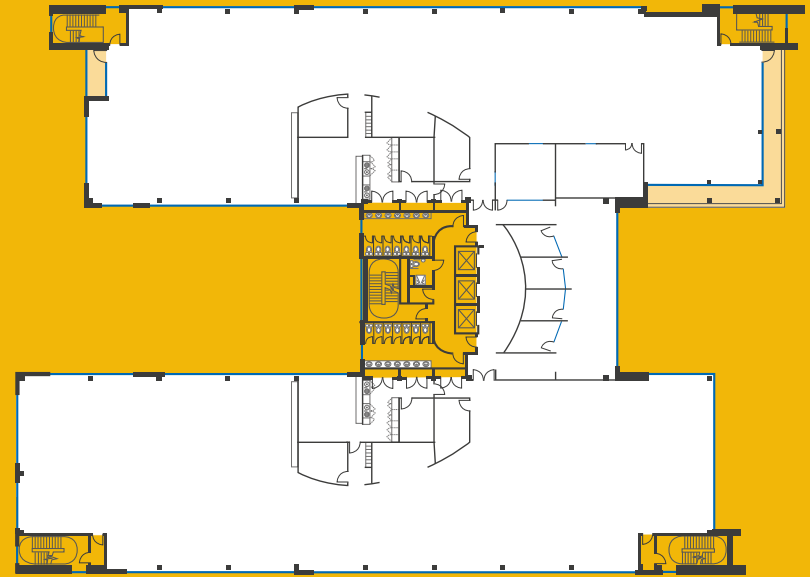
Providing a total of 95,317 sq ft (NIA) of Grade A office accommodation over ground and four upper floors. The building has an impressive double height entrance/reception with the ground to third floor arranged over two wings around a centrally located core. All the floor plates within the building are highly flexible and divisible providing excellent potential for multiple occupancy.

There has been recent investment in the premises including significant fit-out works and refurbishments.





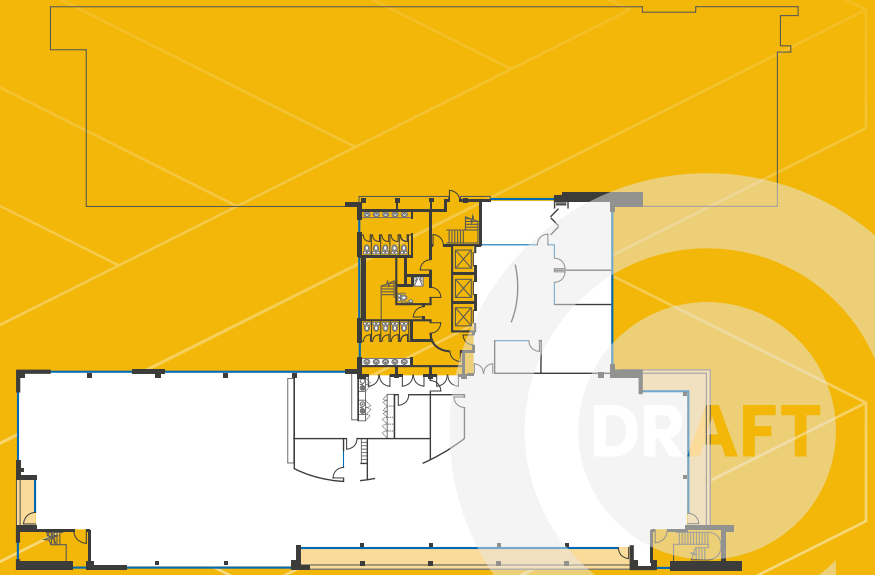
FIRST FLOOR PLAN



THIRD FLOOR PLAN

**SPACE ON
YOUR TERMS**

FLOOR	SQ FT	SQ M
1st	21,826	2,027
3rd	22,488	2,089.20
4th	11,508	1,069.13
TOTAL	55,822	5,186.03



FOURTH FLOOR PLAN



FURTHER INFORMATION

EPC

An updated Energy Performance Certificate will be available upon completion of refurbishment.

TERMS

The offices are available to let by way of new effective Full Repairing and Insuring leases for a term to be agreed. Further details are available upon request.

VAT

All prices/rents are deemed to be exclusive of VAT.

LEGAL COSTS

For the avoidance of doubt each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

FIND OUT MORE

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