

TO LET GROUND FLOOR OFFICE SUITE with parking



GROUND FLOOR, 4 PARK COURT PARK CROSS STREET, LEEDS, LS1 2QH

- 854 sq.ft. (79.34 sq.m)
- Centrally located in Leeds City Centre
- 2 courtyard parking spaces available
- Modern open plan offices

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Park Court is located on Park Cross Street, accessed via The Headrow to the north and St. Paul's Street to the south, in the heart of Leeds City Centre. Park Court provides excellent access to public transport with Leeds Train Station being only a 5-minute walk away (0.2 miles). There are excellent local amenities within the immediate vicinity including a variety of cafes, bars and restaurants.

The office provides access through to Park Square East which fronts on to Park Square, home to numerous local and national occupiers mostly of the legal and financial sectors.

DESCRIPTION

The available suite comprises a ground floor office forming part of a multi-let three storey office building. The accommodation provides an open-plan working area with the ability to create cellular office space /meeting /breakout areas if required. The suite benefits from its own WC and kitchen facilities as well as rear access to the courtyard area.

The office benefits from double glazing, gas central heating, suspended ceilings, Category 2 lighting and an intercom system. It shares an entrance with the first floor occupiers with fob entry allowing for 24/7 access.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Ground Floor Offices	79.34 sq.m.	854 sq.ft.
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CAR PARKING

There are 2 car parking spaces within the courtyard available to let by way of a separate licence agreement.

TERMS

The suite is available to let as a whole by way of a new internal repairing lease at a rent of **£12,000 per annum exclusive**, for a term of three or more years.

The office is responsible for a proportion of the communal Service Charge for the building. Details on application.

RATES

We understand the property has a rateable value of £8,500 per annum, giving an approximate rates payable of £4,174 pa, if applicable.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (98). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
Sept 2020

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braeknridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.