

MODERN OFFICE SUITES TO LET



**2nd & 3rd FLOOR OFFICE SUITES, 15 MERRION STREET,
LEEDS, LS2 8JE**

- From 818 – 1,636 sq.ft (75.99 – 151.99 sq.m)
- Self contained modern office suites
- Centrally located in Leeds's Arena Quarter
- Excellent road and public transport links

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

LOCATION

The property is situated on the corner of New Briggate and Merrion Street, opposite the Grand Opera House and the Grand Arcade. The inner ring road A58(M) is situated less than 0.2 miles away via Woodhouse Lane, providing direct motorway links to the M621, M62 and A64. In terms of public transport, there are several bus services that operate close by, with Leeds Station only a ten-minute walk away, providing regional and national rail services.

DESCRIPTION

The property comprises two open plan offices on the 2nd and 3rd floors, which benefit from the following specification:

- Kitchenette and WC facilities
- Excellent natural light
- Partitioned meeting room
- Intercom system
- Electric storage heaters throughout
- 24/7 access

ACCOMMODATION

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

2 nd Floor	75.99 sq.m	818 sq.ft
3 rd Floor	75.99 sq.m	818 sq.ft
TOTAL	151.98 sq.m	1,636 sq.ft

LEASE

The suites are available to let separately or as a whole by way of effective fully repairing and insuring leases at the following rents:

2nd Floor Suite - £11,000 per annum exclusive

3rd Floor Suite - £11,000 per annum exclusive

The tenant will be required to contribute to the common service charge which is approximately £3,145 per annum exclusive for each suite.

RATES

We understand the property is assessed as follows:-

Rateable Value £11,750

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

ENERGY PERFORMANCE CERTIFICATE

Both floors have been independently assessed and certified as falling within Band E (103) (2nd floor) and Band D (93) (3rd Floor) copy of the EPC's are 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:

Brackenridge Hanson Tate

Att: Flynn Burgess

T: 0113 244 9020

E: flynn@bht.uk.com

Subject to Contract
Oct 25

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 the 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 any statement contained in these particulars or any statement made or to be made in any correspondence or in any negotiations. Partner or employee of Brackenridge 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 any way 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.