

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

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Subject to Contract
Oct 25