



TO LET - Office 1

One Brewery Wharf, Leeds LS10 1GX

Property Features

- Self-contained ground floor office suite of 1,255 sq ft (116.6 sq m)
- Set within the vibrant riverside Brewery Wharf development
- A short walk from Leeds City Station & the city's retail & professional cores
- Full height glazed external elevations, air conditioning & raised access flooring
- Available by way of a new lease

Location

Office 1, One Brewery Wharf is located on this popular development in the heart of the emerging South Bank district of the city centre.

Situated on the banks of the River Aire opposite The Calls, the area offers a vibrant mix of offices, bars, restaurants, residential apartments and hotels along with amenities including a Sainsbury's Local, Jurys Inn Hotel, Café 212 and Azucar Bar.

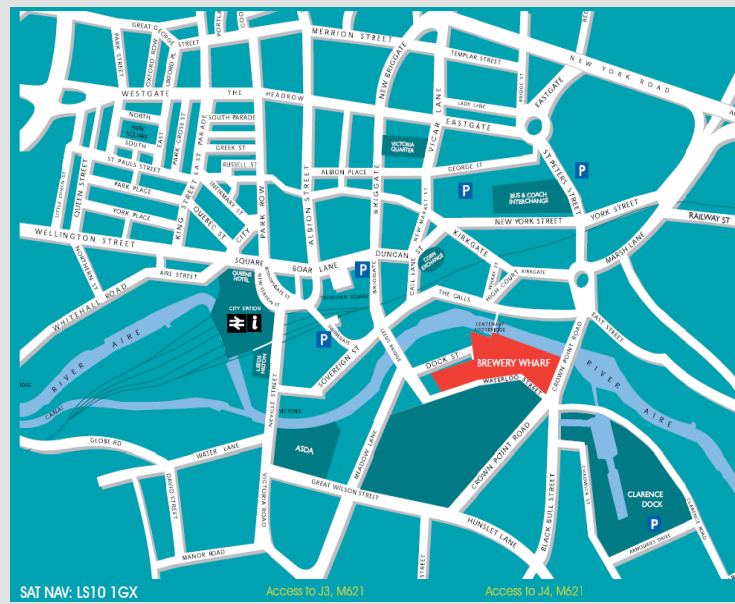
Description

Brewery Wharf is a vibrant and well established mixed use waterside development. The available unit offers a high quality, fully refurbished ground floor self-contained office providing modern open plan workspace with a specification incorporating :-

- Full height glazing to external elevations
- Air conditioning
- Raised access floor for data cabling and power
- Suspended ceiling with recessed lighting
- New carpet & freshly decorated throughout
- Well appointed toilet facilities with shower
- Main entrance off elevated podium walkway
- Onsite parking available by separate licence

Business Rates

According to the VOA website Office 1 has a rateable value of £24,500



Terms

The suite is available by way of a new lease for a term of years to be agreed at a quoting rent of **£28,750 per annum exclusive**. Please contact the agent for further details.

Service Charge

The tenant is to pay towards a service charge for the communal and external areas of the building.

Legal Costs

Each party is to be responsible for their own legal cost incurred in any transaction.

Energy Performance

Office 1 has an EPC rating of C (54). A copy of the EPC is available upon request

To arrange a viewing or for more Information please contact:

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