



To Let - Kidd House

Kidd House, Whitehall Road, Leeds, LS12 1AP

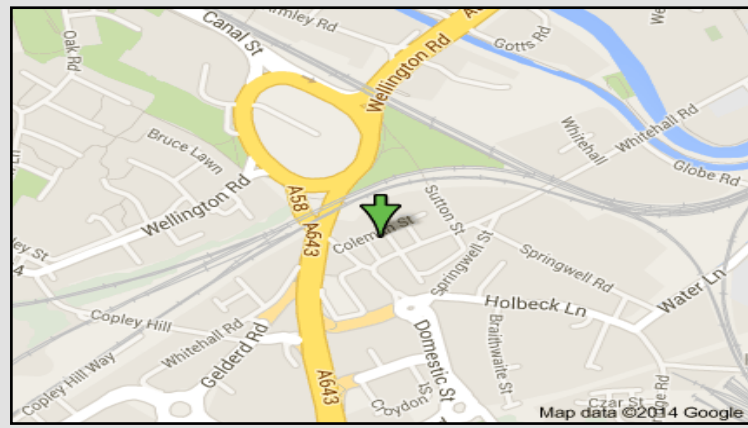
Property Features

- Newly refurbished office suite measuring from 985 to 12,808 sq ft
- Various suite sizes available to suite a variety of requirements.
- Within walking distance of the city centre.
- High quality specification including new air-conditioning and LED lighting.
- Dedicated parking available on-site.
- Fully DDA compliant.

Location

The premises are located on Whitehall Road, which has become an established commercial address, connecting the western fringe of Leeds City Centre with Holbeck and the City's western ring road. Kidd House offers office occupiers the benefits of a city centre location without having the associated overheads.

The premises are easy to access whether travelling from the City Centre or the ring road, with Leeds Railway station conveniently located around 10 minute walk away.



Description

The premises are newly refurbished and offer excellent office accommodation with a high level of natural light and views across Leeds city centre skyline. The offices are fully fitted with air conditioning to maintain the required temperature all year round. In addition the space benefits from newly fitted WC and shower facilities.

Features

- Modern open plan office suite
- New suspended ceilings with new LED lighting
- New air conditioning
- Newly fitted kitchenette
- Newly fitted WC and shower facilities
- Security alarm
- Fully DDA complaint

Accommodation

The accommodation available is as follows:

Suite	Floor	Size
1A	1st Floor	3,170 sq ft
1B	1st Floor	3,058 sq ft
2	2nd Floor	6,580 sq ft
3A	3rd Floor	985 sq ft

Lease Terms

Available by the way of a new full repairing and insuring lease at a quoting rent of £11.00 per sq. ft. exclusive.

VAT

All rents are quoted exclusive of VAT if applicable.

Car Parking

Car parking is provided on site, subject to negotiation and availability.

Business Rates

An assessment of business rates on the premises will be required upon its completion.

Service Charge

The lease will include an obligation to pay into a service charge for the running of the common areas of the building.

To Arrange a Viewing or for More Information:

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Indicative Floor Plan– 2nd Floor

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