



To Let - Ground Floor Offices

Fairfax House, Wade Lane, Leeds, LS2 8JU

Property Features

- A range of office suites available from 810 sq ft
- Prominent building situated in the Northern Quarter of the city centre
- Close-by amenities with Merion Centre opposite
- Suites offered by way of a new lease of flexible terms
- To undergo a refurbishment to create high specification offices.

Location

Fairfax House is situated in the Northern Quarter of Leeds, a bustling area housing several of the city's major financial and commercial companies such as Yorkshire Bank and Lloyds Banking Group.

An array of bars and restaurants are right on your doorstep along with local amenities include Morrisons supermarket, Costa, Caffe Nero and an array of retailers in the Merrion Centre.

Description

Fairfax House is a landmark 7 storey office building which has undergone a refurbishment programme to both the internal and external envelopes.

The space we have on offer is located on the ground floor and benefits from the following specification:

- Well appointed modern office space
- Ability for branding
- Lots of natural light
- Available on flexible lease terms
- New carpets and decoration
- Suspended ceilings

Accommodation

The property provides the following approximate areas:-

Ground Floor	Sq Ft	Sq M
Suite A	810	75.2
Suite B	1,600	148.7
TOTAL	2,410	223.90

Car Parking

Onsite parking is available by way of a separate licence.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

To arrange a viewing or for further information:

Alex Jowett

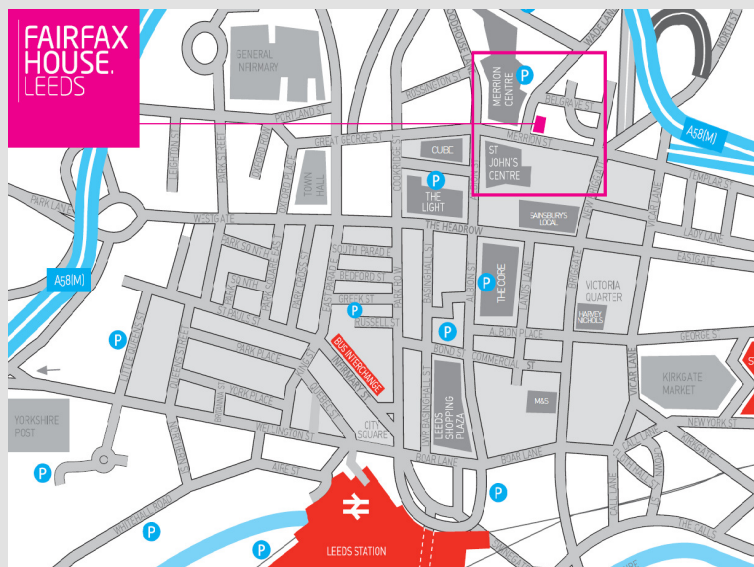
0113 234 1444

ajowett@wsbproperty.co.uk

Robin Beagley

0113 234 1444

rbeagley@wsbproperty.co.uk



Terms

The offices are available to lease as a whole or on a floor by floor basis. We are quoting a rent of £12.00 per sq ft. Please get in touch with the agents below for further details.

Legal Costs

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

Business Rates

From our enquiries via the VOA website we understand under the 2017 rating list that the office suites have the following rating assessments:

Suite A - Rateable Value of £7,000

Suite B - Rateable Value of £12,500



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