

Modern office suites available on competitive terms

To Let

Meridian House, 2 Artist Street, Leeds, LS12 2EW



- Self contained suites from 2,401 sq ft to 4,285 sq ft
- Retains original features including exposed brickwork
- Flexible lease terms available to suit your business needs
- Easily accessible from both the city centre & motorway network

Location

Meridian House occupies a prominent position on the corner of Artist Street and Armley Road close to its intersection with the Leeds Inner Ring Road (A58). The location enables easy accessibility to both the city centre only ½ mile to the east and the M621 motorway 1 mile to the south.

Description

Meridian House comprises a three storey former mill building which has been extensively and sensitively refurbished retaining many of the buildings original features including exposed brickwork and wooden floors to the second floor.

The property offers two self contained suites, available individually, with each providing well appointed, predominantly open plan office space together with a combination of useful meeting rooms and individual offices.

Meridian House provides an excellent opportunity to acquire flexible office accommodation located close to all the amenities of the city centre. Additionally the premises benefit from the following:

- Surfaced mounted Cat II lighting
- Gas fired central heating
- Lift access to the upper floors
- Intercom door access
- Self contained WC's within the suites
- Onsite car parking included within the rent
- Flexible lease & competitive terms to suit!

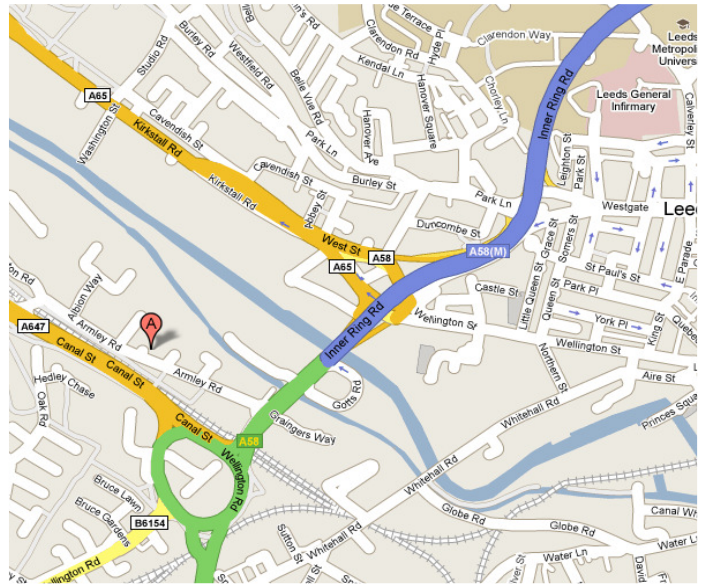
Accommodation

The property provides two well appointed suites with the following approximate net internal areas:

Description	Sq M	Sq Ft
Ground Floor	233.05	2,401
Second Floor	398.08	4,285

Car Parking

Dedicated on site car parking is offered with each suite, the cost of which is included within the rent. Additional on street parking is available on the surrounding streets.



Terms

The accommodation is available by way of new effectively full repairing and insuring leases on terms to be agreed.

Flexible lease terms are available to suit your business needs at a quoting rent of only £8.00 per sq ft. Please contact WSB to discuss your requirements further.

Rateable Value

According to the Valuation Office Agency 2010 list, the premises are described as "Offices & Premises" with a Rateable Value for the ground floor of £27,500 and for the second floor of £40,250.

VAT

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

Legal Costs

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

Viewing and Further Information

Viewing is via prior appointment with the sole agent:

Duncan Senior
DD: 0113 234 0764
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