



TO LET - 56 Wellington St, Leeds LS1 2EE

Grade II listed city centre office space

Property Features

- Ground & lower ground floor suite comprising 2,374 sq ft
- Finished to a high standard with LED lighting & air conditioning
- Self-contained unit with its own dedicated entrance
- Prime location on Wellington Street close to City Square

Location

56 Wellington Street fronts the northern side of Wellington Street between Britannia Street and King Street, in the heart of the established professional and financial core of the City.

Leeds City Station is situated within less than a 5 minute walk and the building also benefits from being within a short walking distance of the main retail quarter and the Trinity shopping centre.

Description

56 Wellington Street is an attractive Grade II listed office building with an ornate sandstone façade. The available accommodation is situated on the ground and lower ground floors and provides high quality character office accommodation benefiting from:

- Self-contained office suite
- Independent access
- Air conditioning
- Energy efficient LED lighting
- Part suspended ceiling part exposed soffits
- Kitchen

Accommodation

FLOOR	SQ FT	SQ M
Lower Ground	1,372	127.46
Ground Floor	1,002	93.09
TOTAL	2,374	220.55

VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

Terms

The offices are available by way of either an assignment or sub-letting of the existing lease. Which has a passing rent of only £22,460 per annum. Alternatively, consideration will be given to the grant of a new lease for a term to be agreed. Further details available upon request.

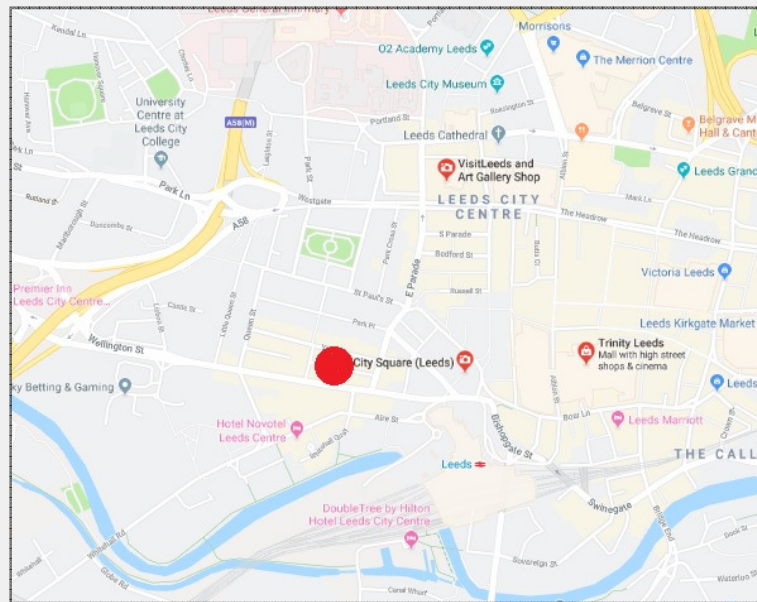
Viewings and further information:

Robin Beagley

Tel: 0113 234 1444

Mob: 07733 895927

Email: rbeagley@wsbproperty.co.uk



Business Rates

According to the Valuation Office Agency website the property has a rateable value of £23,000.

Energy Performance

A copy of the EPC is available upon request

Legal Costs

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



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