

New York House, New York St, LS2 7EA

Creative Workspace in a Grade II Listed Building

Prestigious Grade II Listed building just off of Kirkgate

Within walking distance of the city centre and local amenities.

Extensive refurbishment to be undertaken.

Original features to be exposed to create characterful space.

 **3,855 - 7,745 sq ft**



Location

Leeds is a major commercial and regional centre in the North of England and the principal city in the North East of England. It is located approximately 195 miles north of London, 44 miles north-east of Manchester and 33 miles north of Sheffield.

The total population within the Leeds primary catchment area is 1.48 million. Easily accessible to and from the national motorway network via the A61 Crown Point Road and Hunslet Road, New York Street is also located within close proximity to the new Victoria Gate development which includes a flagship John Lewis store.

Description

The property comprises a prominent, Grade II Listed, character building with four retail units at ground level and the office accommodation over the first, second and third floors, served by a dedicated entrance on Harper Street.

The stunning 12,750 sq ft office accommodation can be let as a whole or on a floor by floor basis. The building will undergo an extensive refurbishment, with plans currently being drawn up.

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.

Lease Terms

The landlord is currently working on plans for a full refurbishment of the building, with the space to be let as a whole or on a floor by floor basis by way of a new full repairing and insuring lease.

Availability

1st Floor - 3,855 sq ft
2nd Floor - 3,890 sq ft
3rd Floor - Under Offer



To arrange a viewing or for more information please get in touch:

Alex Jowett

07736 301 260

ajowett@wsbproperty.co.uk



www.wsbproperty.co.uk



0113 234 1444

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