

FAIRFAX HOUSE

Arena Quarter, Leeds, LS2 8JU

AFFORDABLE WELL LOCATED SUITES FROM 760 SQ FT



NEARBY OCCUPIERS

- Morrisons
- Sainsbury's Local
- Puregym
- Boots
- Super Drug
- Wilko
- Caffé Nero
- Costa Coffee
- Starbucks
- Greggs
- Pizza Express
- Wok & Go
- Belgrave Music Hall
- Manahatta
- MOJO Bar
- Mean Eyed Cat Bar
- Verve
- Roxy Arcade

EVERYTHING WITHIN REACH

Fairfax House is located in the Arena Quarter of Leeds City Centre and benefits from good vehicular access being in close proximity of Leeds inner ring road and adjacent to the Leeds City Centre Loop. The property is well served by public transport being a 10 minute walk from Leeds Railway station and within walking distance to several bus stops on Woodhouse Lane and Leeds bus station.

Fairfax House is situated in close proximity to several of Leeds' major financial institutions such as Lloyds Banking Group and benefits from good levels of local amenities such as Morrisons supermarket, Costa, Café Nero and various retailers in the Merrion Centre and a variety of restaurants and bars on the well known Merrion Street.

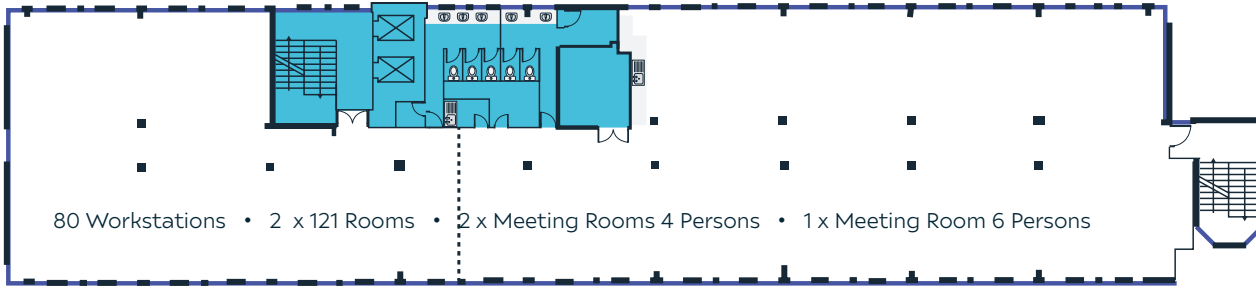


ALL YOU NEED

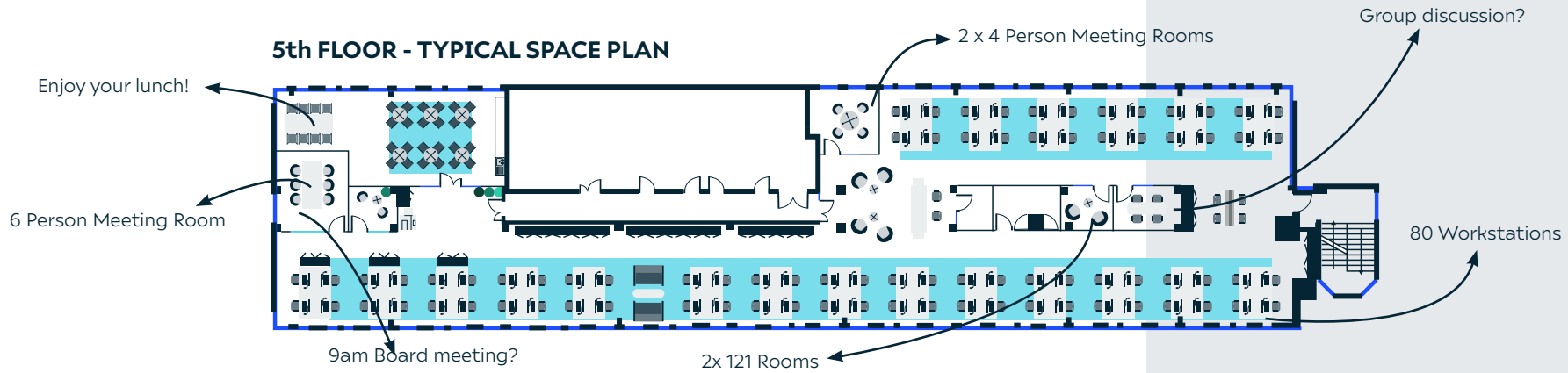
Fairfax House is a landmark 7 storey office building within which the vacant offices have recently been refurbished (or are about to be) to include new carpets, decorations and LED lighting.

FLOOR PLANS

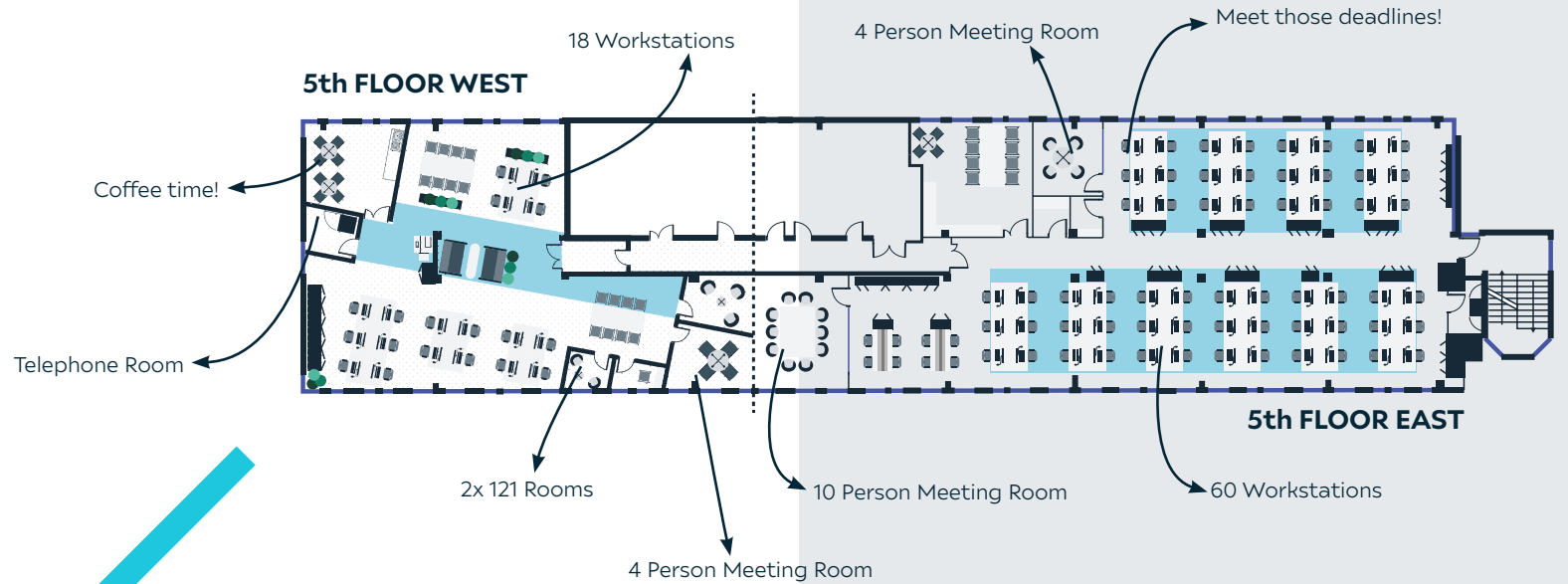
5th FLOOR - TYPICAL FLOOR PLAN



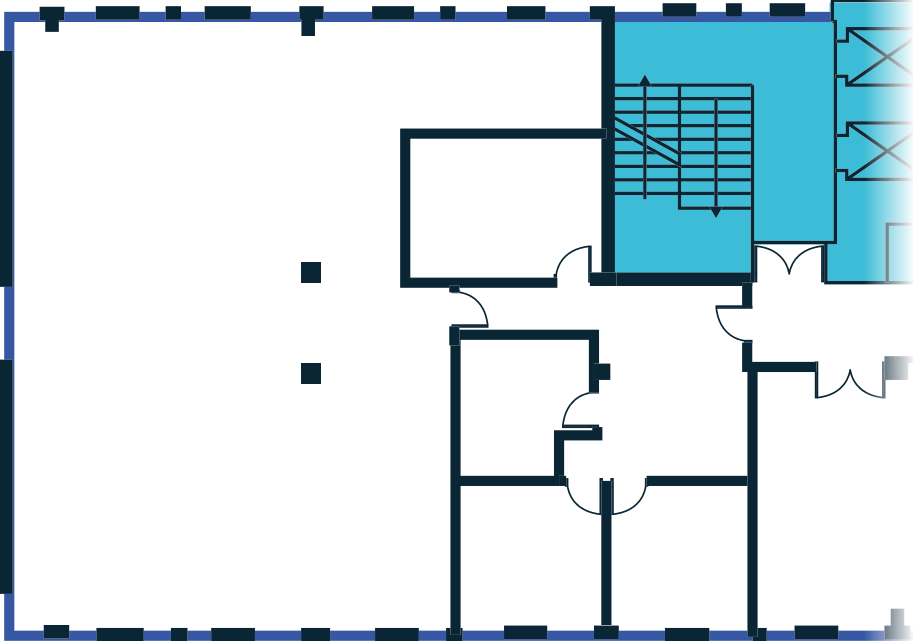
5th FLOOR - TYPICAL SPACE PLAN



5th FLOOR WEST



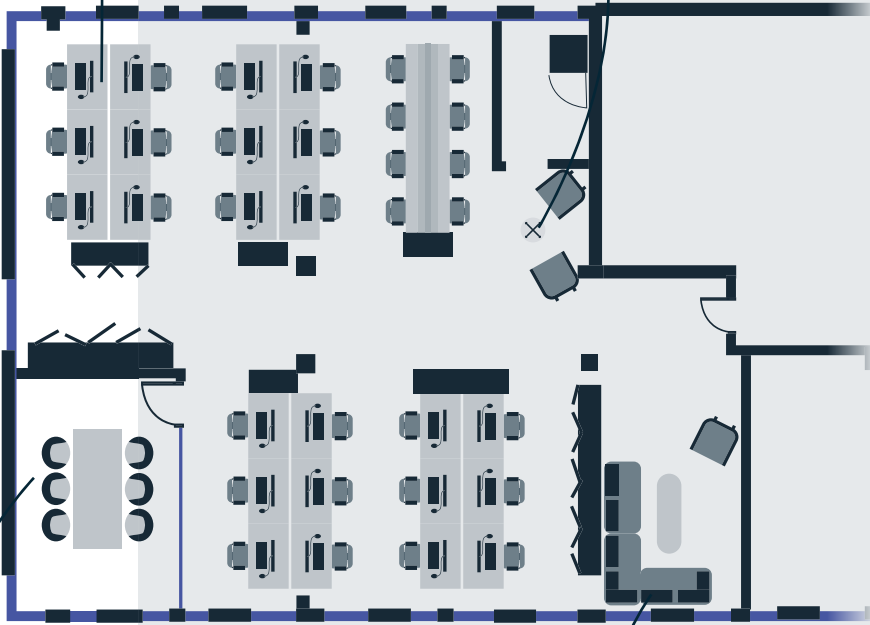
FLOOR PLANS



1st FLOOR

24 Workstations

Informal chat?



1st FLOOR - SPACE PLAN

6 Person Meeting Room

Have a relax!



CONTEMPORARY THROUGHOUT

- ▶ Newly decorated throughout
- ▶ New carpets throughout
- ▶ Suspended Ceilings
- ▶ LED lighting
- ▶ Perimeter power and data trunking
- ▶ Male and Female WC facilities
- ▶ On site building commissionaire
- ▶ 24 hour access and CCTV monitored
- ▶ On site car parking

SUITES TO SUIT YOU

Each suite provides the following net internal floor areas:-

Floor	Sq Ft
Ground Floor - Suite A	760 (alternative uses)
Ground Floor - Suite B	1,430 (Good signage potential)
First Floor	2,200
Fifth Floor	6,250

PARKING

Car parking spaces are available with each suite. Additional off-site parking is available in the nearby Citi Car Park multi-storey car park.

TERMS

The offices are available on a Full Repairing and Insuring lease on terms to be agreed.

RENT:

Quoting rent of £8 psf exclusive.

USE:

B1 Offices.

BUSINESS RATES:

Under the 2018 Rating List the property has an entry as 'Offices and Premises' with a rateable value of:

Suite A - Rateable Value of - £7,000

Suite B - Rateable Value of - £12,500

5th Floor - Rateable Value of - £56,000

First Floor - Rateable Value of - £8,200

(Small business rates relief will be applicable)

EPC:

An EPC is available on request.

VAT:

If applicable, VAT will be paid at the prevailing rate

LEGAL COSTS:

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



LS2 8JU

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