



TO LET

ADVOCATE HOUSE, 34-36 SPRINGWELL ROAD

1,935 Sq Ft

- ◆ Excellent quality self contained office
 - ◆ Excellent city fringe location
 - ◆ Open plan office space
 - ◆ Air conditioned

Advocate House, 34-36 Springwell Road
Leeds, LS12 1AW

LOCATION

Advocate House is a substantial two-storey, brick-built office building fronting onto Springwell Road, midway between its intersections with Whitehall Road and Water Lane, within the much improving area of Holbeck.

Springwell Road is very conveniently situated being just outside the traditional city centre core (approximately 1 mile due south west of Leeds City Centre) and within ¼ mile of both the M1 and the M621 Motorways (and thereafter the national motorway network).

DESCRIPTION

The available accommodation comprises a self-contained, ground floor, open plan office suite benefiting from the following specification features:

- ◆ Air Conditioning
- ◆ Full accessed raised floor
- ◆ Modern suspended ceiling with Cat II lighting
- ◆ Good quality carpeting and decorations
- ◆ Fitted kitchen

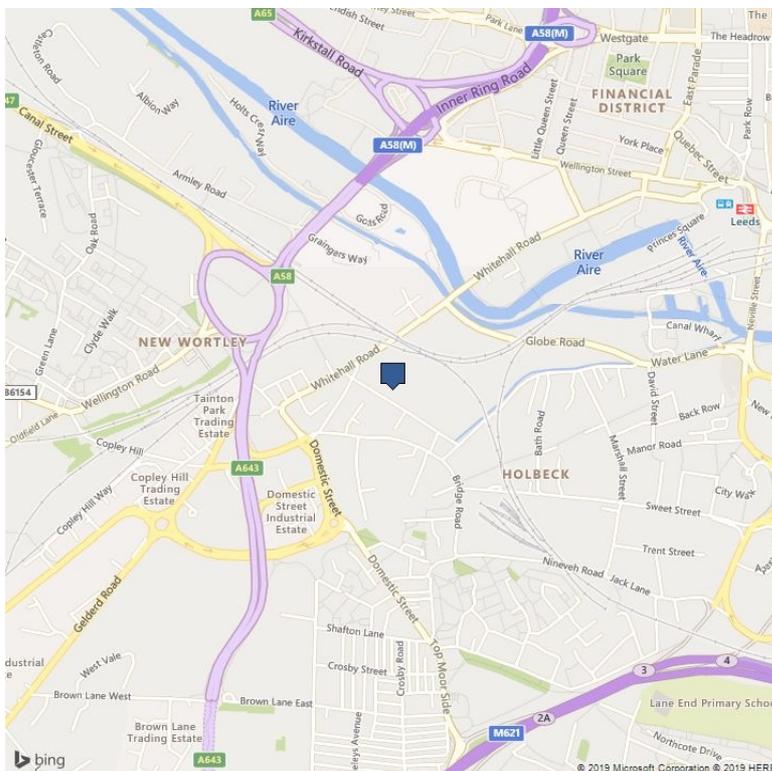
PARKING

Number of spaces: 4

For viewing arrangements or to obtain further information please contact:

Philip Shopland-Reed
philipsreed@cartertowler.co.uk

Richard Fraser
richardfraser@cartertowler.co.uk



ACCOMMODATION

The available suite provides a net internal floor areas of 1,935 sq.ft.

RATES

The available suite is assessed for rating purposes a 'Offices and Premises'. For further information on the likely rates payable please contact the letting agents.

EPC

The property has been assessed as having an energy rating of 78 (Band D). A full copy of the EPC is available on request.

TERMS

The commencing rental is to be £12.50 per sq.ft. per annum inclusive of car parking.

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