

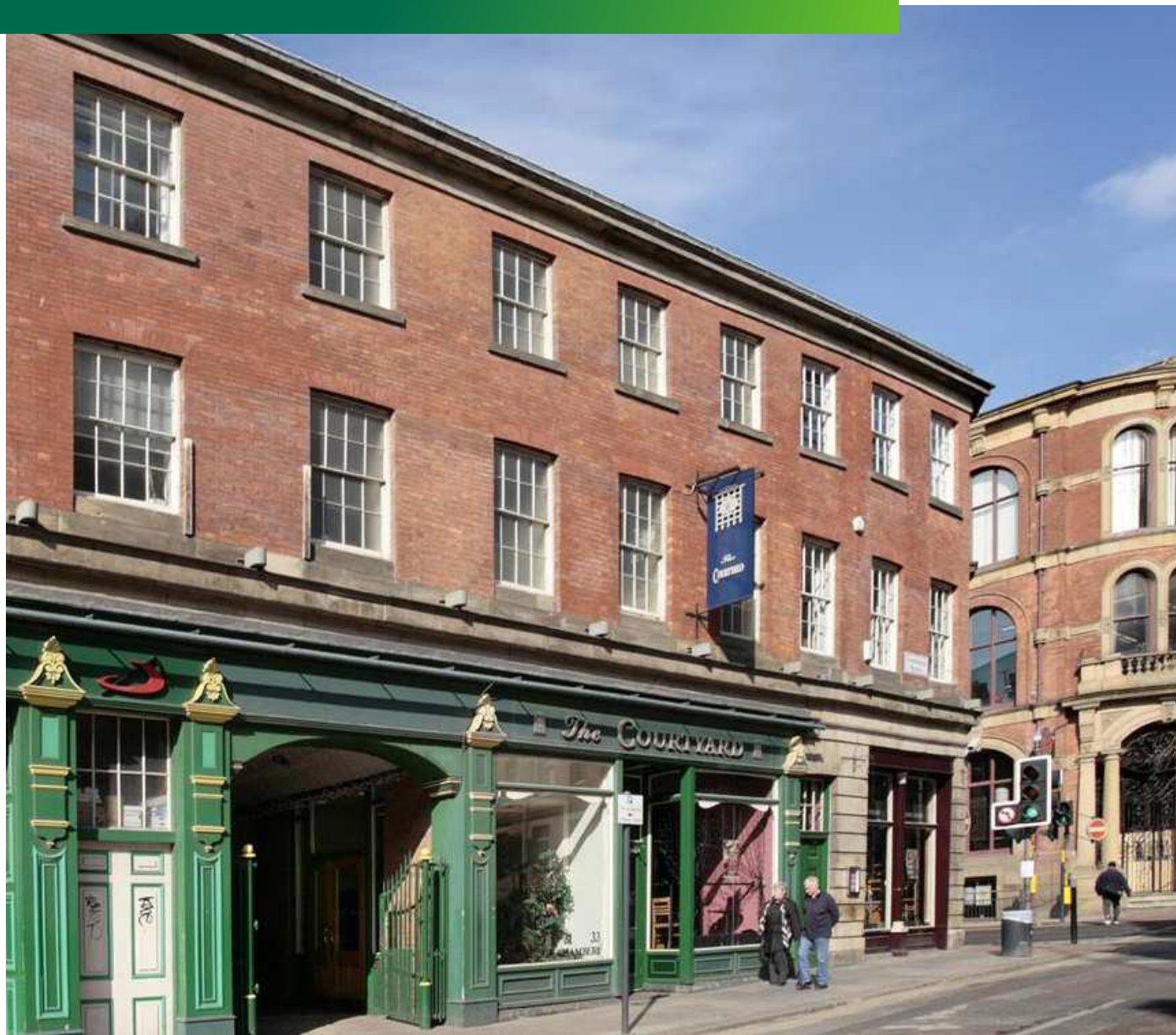
TO LET

COOKRIDGE CHAMBERS

Cookridge Street

Leeds

LS2 3AG



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CBRE



LOCATION

Cookridge Chambers are positioned on Cookridge Street, within reach of both the prime office core and the main retail area of Leeds city centre. The property is within a ten minute walk of the train station, serviced by multiple bus routes and has access to copious parking facilities.

The property is situated just off the The Headrow which provides direct access to the extensive motorway network.



DESCRIPTION

The office suite comprises the second floor of a two storey brick built property. The premises consist of a sole use lobby/entrance, a kitchen point and shared w/c facilities. Access to the second floor suite is from a secure door just off of the main Cookridge Road to the side of the property.

Occupiers would have 24 hours a day, 7 days a week access to the building via a fob/Key entry system.



ACCOMMODATION

The demised property consists of 4,070 sq. ft.



SPECIFICATION

The entrance to Cookridge Chambers is accessed via an archway fronting Cookridge Street which leads directly into The Courtyard of Nation of Shopkeepers. Upon securing tenancy the suite is to be refurbished, allowing the occupier to influence the specification and enhance the current fit out consisting of :-

- Suspended ceilings
- Inlaid recessed lighting
- Perimeter Trunking
- Gas fired central heating radiators
- Single glazed sash windows
- Carpeting throughout
- Meeting rooms
- Kitchen point
- Plentiful of amenities close by
- Communal male and female WC's
- Secure Car Parking



RATES

Available upon request



EPC

The property has an EPC Assessment Rating of C (72). A full copy of the EPC is available upon request.



TERMS

The premises are available by way of a new lease for a term of years to be agreed.

Please contact the agents for further information



VIEWING

By appointment only

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