



## TO LET

# Small Office Suites

455 - 582 Sq Ft

- ◆ Gas-fired central heating
  - ◆ Suspended ceilings
- ◆ Cat II fluorescent lighting

Kilkenny House, King Street  
Leeds, LS1 2HH

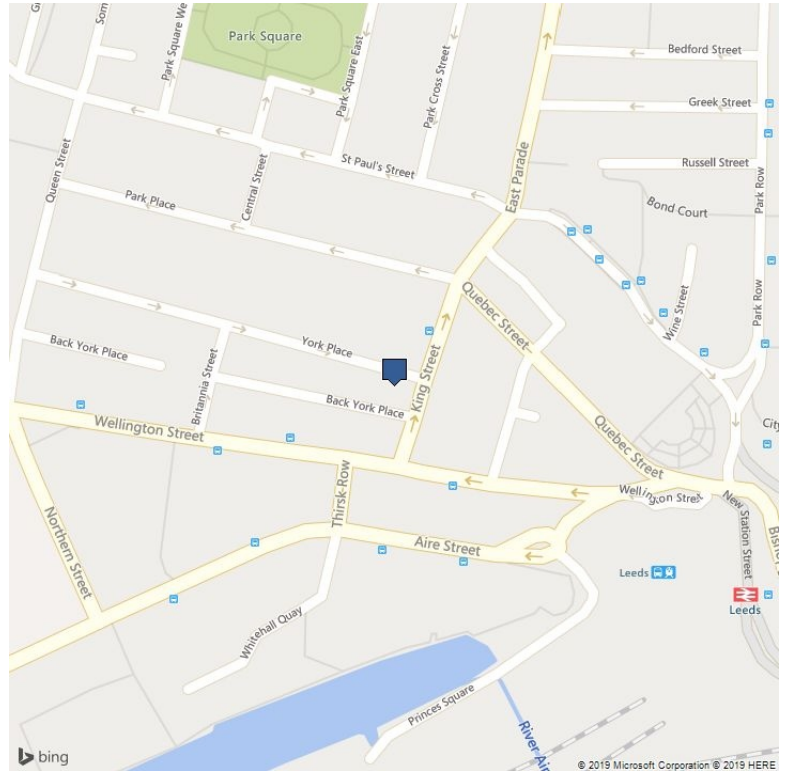
## LOCATION

Kilkenny House is located at the corner of King Street and York Place immediately opposite The Metropole Hotel, within the heart of the professional and business sector of Leeds City Centre. The retail quarter is within a short walking distance as is the railway station, public car parks and a number of bars and restaurants.

## DESCRIPTION

The property comprises an attractive four-storey office building with car parking accessed off York Place. Disabled access is provided on York Place to an entrance lobby with a lift serving all floors. The accommodation is available on a floor-by-floor or suite-by-suite basis providing maximum flexibility.

- ◆ Fully carpeted
- ◆ Passenger Lift
- ◆ Kitchen Facility
- ◆ Male and Female WC's



## ACCOMMODATION

The accommodation available comprises of:

First Floor : 582 sqft.

Third Floor: 455 sqft.

## RATES

The suites will need separately assessing for rating purposes.

## EPC

The property has an energy performance asset rating of band E (110). Further details on this can be provided on request.

## TERMS

The vacant offices are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

For viewing arrangements or to obtain further information please contact:

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