

**FOX
LLOYD
JONES**

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GROUND FLOOR OFFICES TO LET

**AVAILABLE
IMMEDIATELY**



**FAIRFAX HOUSE,
WADE LANE,
LEEDS,
LS2 8JU**

- Prominent building situated in the Arena Quarter of Leeds City Centre
- Close-by amenities with The Merrion Centre located directly opposite
- Two suites offered by way of a new lease on flexible terms
- Recently undergone refurbishment
- On-site building commissioner
- 24 hour access and CCTV monitored

Strategic Property & Asset Solutions

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Location:

The property is located in the Arena Quarter of Leeds City Centre and benefits from good vehicular access being close proximity to 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 bust stops on Woodhouse Lane and Leeds bus station.

Fairfax House is situated in close proximity to several of the Leeds' major financial institutions such as Clydesdale and Yorkshire Bank and Lloyds Banking Group benefitting 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.

Description:

Fairfax House is a landmark 7 storey office building which has recently undergone refurbishment on the vacant premises with new carpets, LED lights with the units attracting significant levels of natural light.

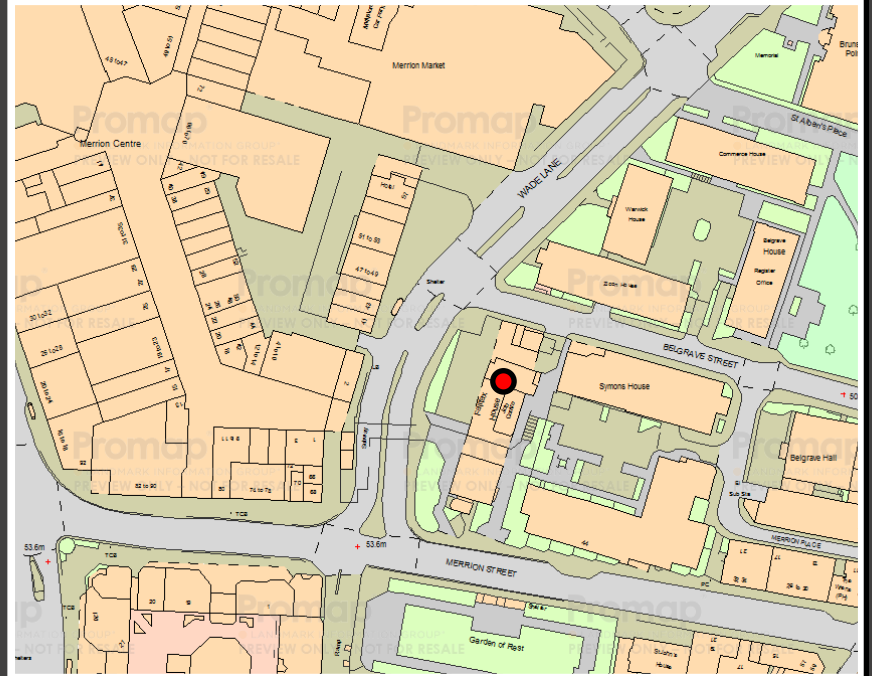
Suite A is a self-contained office, accessed just off the main entrance to Fairfax House. The suite benefits from glazed windows throughout, perimeter trunking, suspended ceiling and W/C facilities.

Suite B benefits from its 'own front door' along with perimeter trunking with CAT 5 cabling, mineral fibre suspended ceilings, LED lights and a meeting room in situ. The suite has communal toilets and a shares kitchen with the lower ground floor.

Accommodation:

From our on-site measurements, we calculate the Net Internal Area, in accordance with International Property Measurement Standards (IPMS), to be as follows:

Floor	Description	Sq Ft	Sq M
Suite A	Offices	760	70.61
Suite B	Offices	1,450	134.71
Total		2,210	205.32



Term:

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

Rent:

Quoting rent of £11.50 psf exclusive.

Use:

B1 Offices. Suitable for alternative uses (STP)

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

(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.



Further Information:

For further information or to arrange a viewing, please contact the joint letting agents:

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Misrepresentations Act: Details prepared February 2019 Subject to Contract.

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(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.