

Wade House

4th Floor N/W wing	998 sq ft	92.7 sq m
4th Floor N/E wing	1,002 sq ft	93.09 sq m
Combine Total	2,120 sq ft	197 sq m

Office Suite

To Let

4th Floor Wade House, Merrion St, Leeds, LS2 8NG

Accommodation

The offices comprise of 2 x fourth floor suites that can be let individually or combined to create a space of 2,120 sq ft (197 sq m). The suites benefit from comfort cooling, perimeter trunking (with Cat 5 cabling), suspended ceilings, kitchenette facilities and 3 x 13 person passenger lifts.

Wade House itself offers 11 floors of high quality office accommodation with onsite commissionaire.



Rent

Each suite is available for £17,500 per annum inclusive of rent and service charge.

Terms

Flexible lease terms are available.

Business Rates

Interested parties are to make their own enquiries with the relevant authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Certificate available on request.



For viewing and further information, contact:



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Location

Wade House is located in the heart of the Arena Quarter (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

Transport links are excellent with easy access to the City Loop and Inner Ring Roads in turn providing access to the rest of the city, the M621 and the M1 and M62.

Leeds Train Station is a short walk to the south and the property is serviced by a number of bus routes.

Overview

- Prominent location in Leeds City Centre
- Can be let individually or combined
- Up to 2,120 Sq Ft (197 m) combined
- Comfort cooling
- Flexible lease terms available
- Suspended ceilings
- Kitchenette facilities
- Perimeter trunking
- Cat 5 cabling in situ
- On-site commissionaire
- 3 x 13 person passenger lifts

