

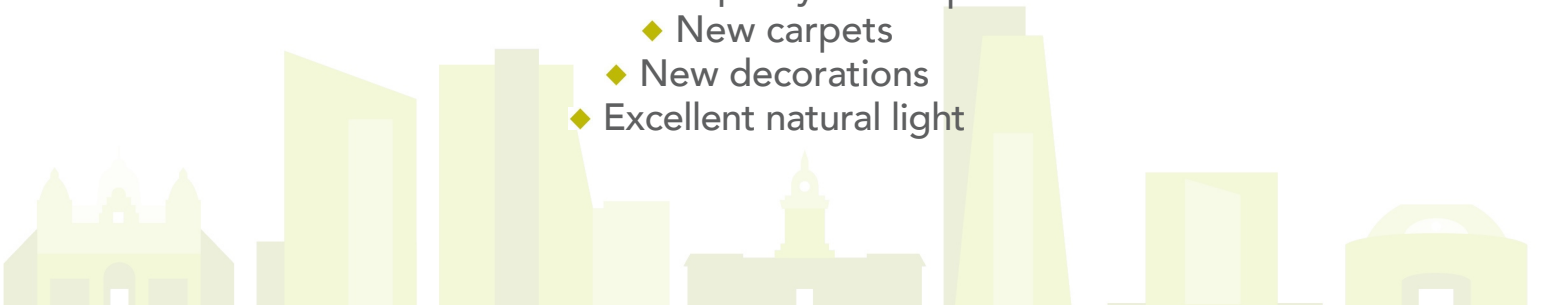


## TO LET

# 2ND FLOOR, 4-6 WHARF STREET

1,620 Sq Ft

- ◆ Excellent quality office space
  - ◆ New carpets
  - ◆ New decorations
  - ◆ Excellent natural light



6, Wharf Street  
Leeds, LS2 7EQ

## LOCATION

Situated in the popular and highly sought-after area of The Calls, 4-6 Wharf Street benefits from a central location amongst a hub of hotels, restaurants, bars and office buildings. With Leeds train station less than 10 minutes walk away and Leeds Markets a few minutes walk 4-6 Wharf Street is in a great central location for easy access to lots of amenities.

The new John Lewis-anchored Victoria Gate retail development is only 5 minutes walk away which pulls thousands of shoppers into this area of Leeds City Centre.

## DESCRIPTION

6 Wharf Street comprises a 3 storey office building fronting Wharf Street and providing newly refurbished office accommodation to the 2nd floor.

The space provides a mix of open plan and cellular office space which will suit a full range of occupiers.

The office accommodation benefits from the following specification:

- ◆ **Suspended ceilings**
- ◆ **LED lighting**
- ◆ **Self contained access**
- ◆ **Data cabling in situ**
- ◆ **Glazed partitions**



## ACCOMMODATION

The available accommodation is located on the 2nd floor and extends to approximately 1,620 sq ft (measured in accordance with the International Property Measurement Standards (IPMS)).

## RATES

The building is currently assessed as a whole and will be re-assessed in due course. Please contact the agent for further details.

## EPC

The property is to be reassessed for the purpose of an Energy Performance Rating. Further details can be obtained from the agent.

## TERMS

The unit is available on a new full repairing and insuring lease for a number of years to be agreed.

For viewing arrangements or to obtain further information please contact:

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