



TO LET

ATTRACTIVE STUDIO OFFICE SUITES with PARKING

525 - 2,000 sq ft



**MATTHEW MURRAY HOUSE
97 WATER LANE
LEEDS
LS11 5QN**



Matthew Murray House, 97 Water Lane, Leeds LS11 5QN

LOCATION

Matthew Murray House is prominently situated at the intersection of David Street and Water Lane, in an area which is now recognised as one of the premier office locations on the southern fringe of Leeds City Centre, on the edge of The Round Foundry.

Located within the creative quarter of Leeds city centre, the property is within ½ mile of City Square and just 5 minutes walk from Leeds City Station.

The property is very conveniently situated close to both the M621 and M1 motorways.

DESCRIPTION

Matthew Murray House is a substantial, prominent building of traditional brick construction which has been extensively modernised in order to incorporate many modern office occupiers requirements.

The available suites are accessed via the security-controlled entrance lobby from David Street.

Each suite benefits from gas-fired central heating, modern lighting, good natural light and carpeting.

There are shared toilet and kitchen facilities within the building.

ACCOMMODATION

The suites currently available within Matthew Murray House provide the following net internal areas: -

Suite 10 (ground floor)	-	2,000 sq ft
Suite 2/3 (first floor)	-	525 sq ft
Suite 15 (second floor part)	-	785 sq ft

PARKING

Car parking spaces are available with each suite in the private secure car park to the rear of Matthew Murray House.

The car parking spaces are available at an additional rent. Further details are available on request.



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RATING ASSESSMENTS

With effect from 4 April 2017 the available suites have the following Rateable Values: -

Suite 10	-	£19,250
Suite 2/3	-	£ 6,200
Suite 15	-	£ 5,800

EPC

The property has an Energy Performance Asset Rating of %D%(91). A full copy of the certificate is available upon request.

TERMS

Each suite is available by way of a new full repairing and insuring lease for a term to be agreed.

Any new leases will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

The commencing rentals for each suite are to be as follows: -

Suite 10	-	£28,000 per annum exclusive
Suite 2/3	-	£ 7,350 per annum exclusive
Suite 15/16	-	£10,990 per annum exclusive

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint letting agents.

CARTER TOWLER LIMITED
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Details updated September 2017

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