

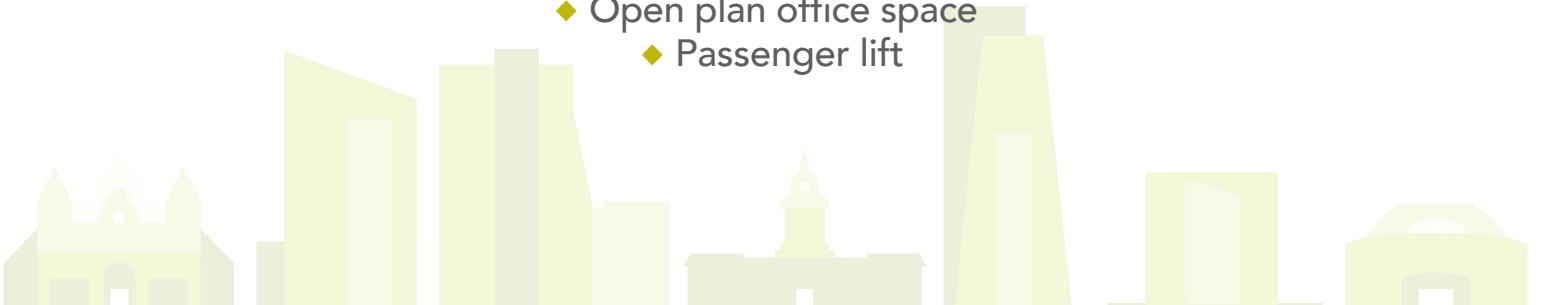


TO LET

Office Premises

500 - 1,418 Sq Ft

- ◆ City Centre location
- ◆ Comfort cooling
- ◆ Gas fired central heating
- ◆ Open plan office space
- ◆ Passenger lift



Lion House, 41 York Place
Leeds, LS1 2ED

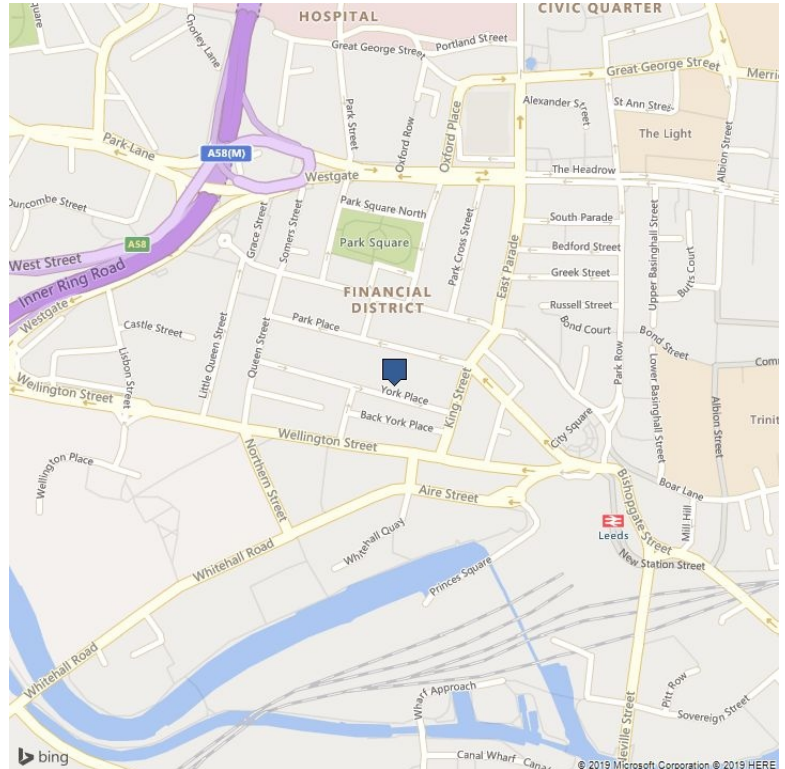
LOCATION

Lion House is located on York Place in Leeds City Centre. The property is centrally located with easy access to the Railway Station, the Central Business District and the main shopping area. Surrounding occupiers include offices and restaurants.

DESCRIPTION

The property is Grade II listed. The main entrance is to the front and leads to an attractive entrance lobby with a passenger lift. Each floor provides open plan office space and has access to a toilet and kitchen area. The building has gas fired central heating and comfort cooling.

- ◆ Toilet and Kitchen facilities on each floor
- ◆ Carpeted
- ◆ Mains gas, water and electricity
- ◆ Suspended ceilings with integral lighting



ACCOMMODATION

The available suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide 1,418 sqft on the 3rd floor. This floor can be split to provide a suite of 500 sqft.

RATES

For further information, please contact the letting agents.

VAT

VAT will be charged where applicable.

TERMS

The premises are available at rent of £10.00 per sq ft exclusive.

For viewing arrangements or to obtain further information please contact:

Harriet Lawson

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