



To Let

102 Kirkstall Road
Office Suites
Leeds
West Yorkshire LS3 1JA

770 - 3,664 Sq Ft Leasehold

- City centre fringe location
- Flexible lease terms
- Onsite parking
- high quality offices suites

Agency | Consultancy | Development | Investment | Valuation

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RICS

Location

102 Kirkstall Road is located on Kirkstall Road, a major arterial route into Leeds city centre. Leeds railway station is located approximately 1 mile from the property. The A58 Leeds outer ring road is located less than 1/2 mile from the property providing convenient access to surrounding suburbs of Leeds.



Description

102 Kirkstall Road comprises a three storey office building located on the fringe of Leeds city centre on a major arterial route into the city.

The available space comprises of a range of office suites which could also be let as whole. The building is accessed via an impressive glazed atrium providing access to the first and second floor offices. The offices have the following specification;

- Suspended Ceilings
- LED Lighting
- Gas central heating
- Perimeter services
- Intercom system
- Air conditioning
- Allocated parking

Accommodation

There are currently 4 office suites available as details below, and measured in accordance with the RICS (NIA).

- Suite F1 - 770 sq ft (71.54 sq m)
- Suite F2 - 1,080 sq ft (100.34 sq m)
- Suite S1 - 829 sq ft (77.08 sq m)
- Suite S2 - 985 sq ft (91.5 sq m)

The office suites can be let as a whole extending to 3,664 sq ft.

Use

B1 (Business).

Business Rates

The suites have the following RV's

- F1 - £9,700
- F2 - £12,750
- S1 - £4,600
- S2 - 7,800

Interested parties are advised to make their own enquiries regarding rates payable via Leeds city council.

Tenure/Terms

The offices are available to let on flexible lease terms to be agreed.

EPC

An EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal cost in relation to the transaction.

Further Information and Viewing Arrangements

Arrange via the sole agents Dove Haigh Phillips
Sarah-Jayne Lishman
sarah-jayne.lishman@dhp.org.uk

DOVE HAIGH PHILLIPS

