

To Let

First Floor
City Point
29 King Street
LEEDS
LS1 2HL

- Grade A accommodation
- Central Location
- Prominent position
- 10,373 sq ft arranged over one floor
- Occupiers in the building include HSBC, Savills and JLL
- Car spaces available



Location

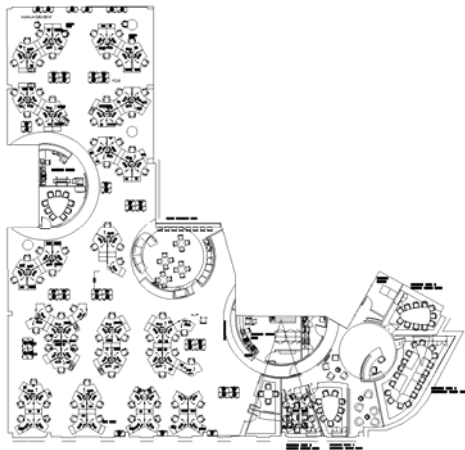
City Point occupies a highly prominent position on the corner of King Street and Park Place in the commercial core of Leeds city centre.

The building is within easy walking distance of Leeds City Station, is on the city loop, and has good links with the surrounding motorway networks including the M621, M62 and M1/A1(M). The majority of the city's amenities are just a short walk away and there is a wide variety of restaurants, bars, cafés and hotels in the immediate vicinity.

Description

Redeveloped in 2006, City Point provides Grade A accommodation to include:-

- 4 Pipe Fan Coil Air Conditioning
- 2.7m Floor to Ceiling Height
- Full Accessed Raised Floors (150mm)
- Suspended Ceilings
- Recessed LG3 Lighting
- Fully DDA Compliant
- 3 No. 13 Person Lifts
- Contemporary, double height reception area
- Manned reception
- Shower facilities
- Car spaces available



Floor	Sq Ft NIA	Sq M NIA
First floor	10,373	963.7

Terms

Available to assign or by way of a sublease to be agreed.

Rent

Current rent totals £268,125 per annum equating to £25.00 per sq ft for the offices with 5 cars at £2,500 per annum.

Rates

£199,985 (office) equating to £9.55 per sq ft.

Service Charge

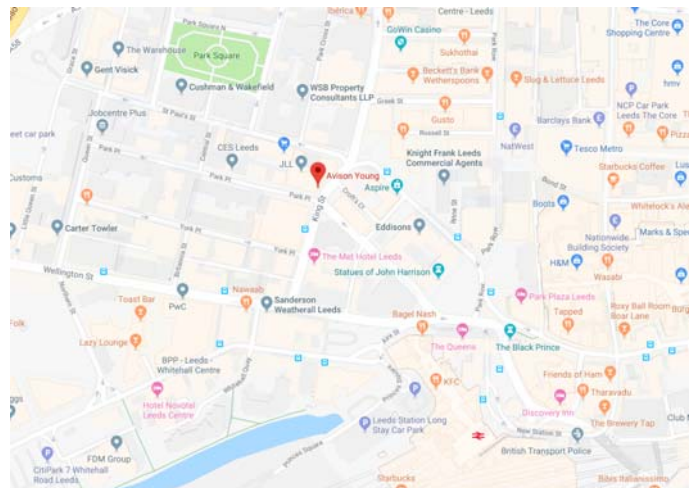
£67,550 per annum or £6.40 per sq ft based on April 2019 budget.

VAT

The property is elected for VAT purposes.

EPC Rating

EPC Rating D.



For further information or an appointment please contact:

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