



Bowcliffe

OFFICES TO LET
950sq ft - 1,140sq ft
(88.25sqm - 105.90sqm)



CONSORT HOUSE
12 SOUTH PARADE
LEEDS
LS1 5QS

LOCATION

The property is situated in Leeds City Centre within the traditional professional office core on South Parade.

Situated within a short walk to Leeds City Station, the Law Courts, principal retail areas and numerous bars and restaurants.

DESCRIPTION

The property comprises an impressive period building which has been recently refurbished to provide high quality office space arranged over four floors.

The available accommodation is situated on the ground and third floor.

Specification includes air conditioning, energy efficient movement-sensitive LG7 fluorescent lighting, new high quality carpeting, excellent natural light, 3-compartment perimeter trunking, new modern suspended ceilings, refurbished high quality toilets, 8-person passenger lift and security door entry system.

The premises provide the following approximate net internal floor areas:

Ground Floor	950 sq ft	88.25 sq m
Third Floor	1,140 sq ft	105.90 sq m

LEASE TERMS

The premises are available to let by way of a new effectively full repairing and insuring lease on flexible terms.

Subject To Contract

RENT

£13.50psf

Alternatively, the premises can also be available on an all-inclusive basis.

RATES

Ground Floor	£11,750
Third Floor	£13,622

Small business rate relief may also be available.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All enquiries should be via the agents, Bowcliffe. For further information or to make arrangements to view, please contact:

Bowcliffe (Tel: 0113 245 2452)

Contact: Jeff Robertson

jr@bowcliffellp.com

Or alternatively contact our joint agents, Carter Towler on 0113 245 1447 (Richard Fraser/Philip Reed).

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.