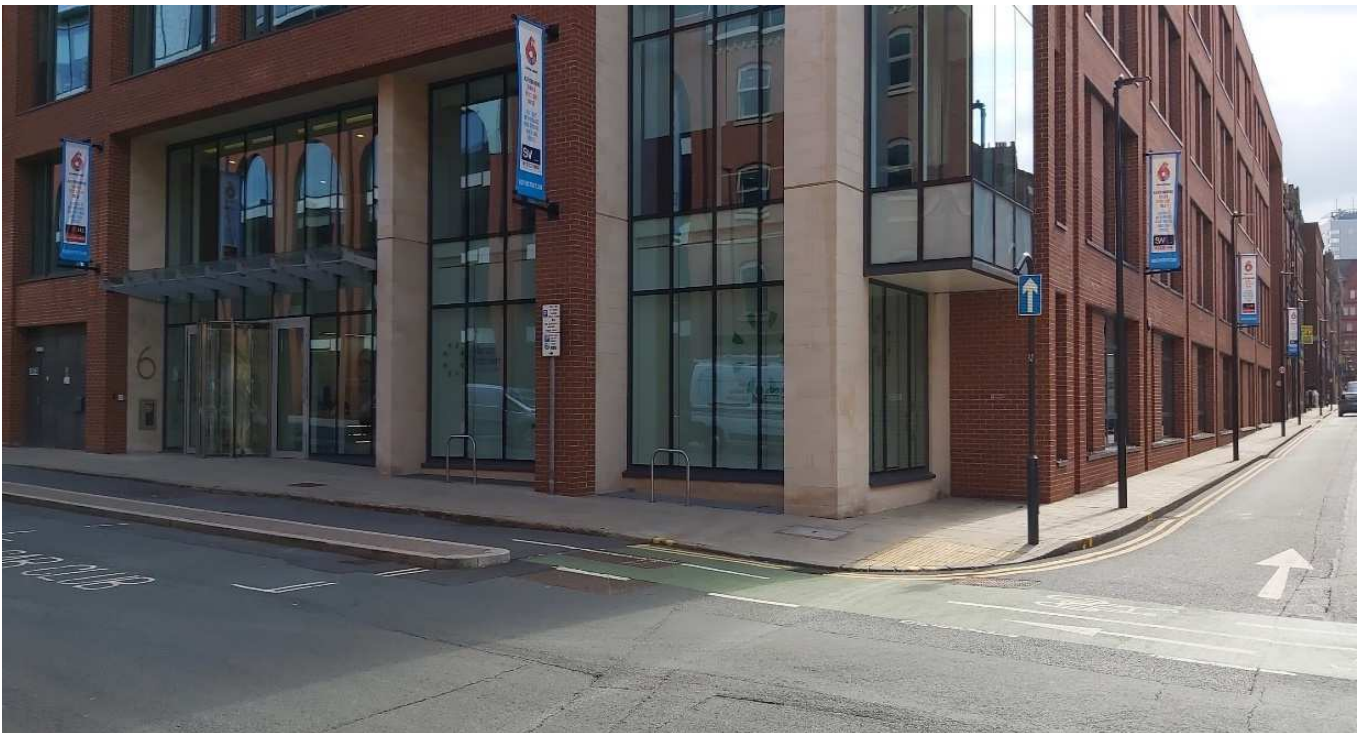




Bowcliffe

# PRIME OFFICE TO LET

From 4,400sq ft to 11,810sq ft  
(409sqm – 1,097sq m)



GROUND FLOOR SUITE  
6 QUEEN STREET  
LEEDS  
LS1 2TW

## LOCATION

Situated on Queen Street at the corner of York Place in the prime business district in the West End of Leeds.

## DESCRIPTION

Modern, BREEAM 'Excellent' Grade A office building which features the following;

- VRF air conditioning system
- Metal tiled suspended ceilings
- LED lighting with PIR detection
- Full raised access floor
- Male/Female/Disabled WC's
- Secure basement parking and cycle bays
- High quality shower and changing facilities
- 2.8m floor to ceiling height
- DDA compliant
- Double height entrance lobby
- Private courtyard

## ACCOMMODATION

The available accommodation comprises part of the ground floor and measures approximately 4,400sq ft (408.77sqm).

The suite will have its own entrance from the building core.

Alternatively, the whole floor may be available which comprises 11,810sq ft (1,097.18sqm)

## TERMS

The suite is available by way of a sub-lease for a term of years to be agreed. Alternatively, an assignment of our clients lease on the whole may be considered. Further details upon request.

## SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the common parts. Further details on request.

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is registered for VAT and VAT will be chargeable on the rent.

## BUSINESS RATES

The whole ground floor office accommodation has a Rateable Value of £223,000. The premises will need to be reassessed once sub-divided.

For further information please contact the Business Rates Department at Leeds City Council – 0113 376 0359.

## FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agent, Bowcliffe.

Tel: 0113 245 2452/ 07973 833085

Contact: Jeff Robertson  
[jr@bowcliffellp.com](mailto:jr@bowcliffellp.com)

Contact: Matthew Tootell  
[mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

## THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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