



Bowcliffe

TO LET

Characterful Office Accommodation

2,554 sq ft (237.27 sq m)



Part First Floor, Victoria Wharf

4 The Embankment

Sovereign Street

Leeds

LS1 4BA

## LOCATION

Victoria Wharf is situated in a riverside location in the heart of Sovereign Square business district. The property is a short walk from the Leeds City Centre and the Railway station.

The accommodation benefits from several amenities in close proximity including Brasserie Blanc, BIBI's Italian restaurant, Café Nero, Co-op and North brewing's bar as well as being a short walk to the main retail core of the city.

The M621 motorway is located a short distance from Sovereign Street which in turn connects to the M1, A1M and M62 providing excellent connectivity from Victoria Wharf.

## DESCRIPTION

Victoria Wharf provides high specification office accommodation within a characterful Grade II listed property.

The part first floor office benefits from the following: -

- Predominantly open plan office accommodation
- Board room / meeting room
- Under floor trunking system
- Fully carpeted
- Kitchenette
- Heating system
- Intruder alarm
- 13-person (1000kg) passenger lift
- Male/Female/Disabled WC's
- 2 parking spaces
- Secure entry door system
- 

## ACCOMMODATION

The premises have been measured in accordance with IPMS 3 and the office provides approximately 2,554 sq ft (237.27 sqm)

## TERMS

The property is available by way of a sublease until March 2021 at a rent of £49,800 per annum exclusive.

The two car parking spaces are at an additional rent of £3,000 per annum.

Alternatively, new lease terms can be made available by way of separate negotiations with the landlord.

## SERVICE CHARGE

A service charge is in place for the maintenance and upkeep of the common parts including the external fabric of the building, lift, lighting and heating of the common parts, cleaning and landscaping.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

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

## BUSINESS RATES

The office accommodation has a Rateable Value of £29,750 pa.

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.

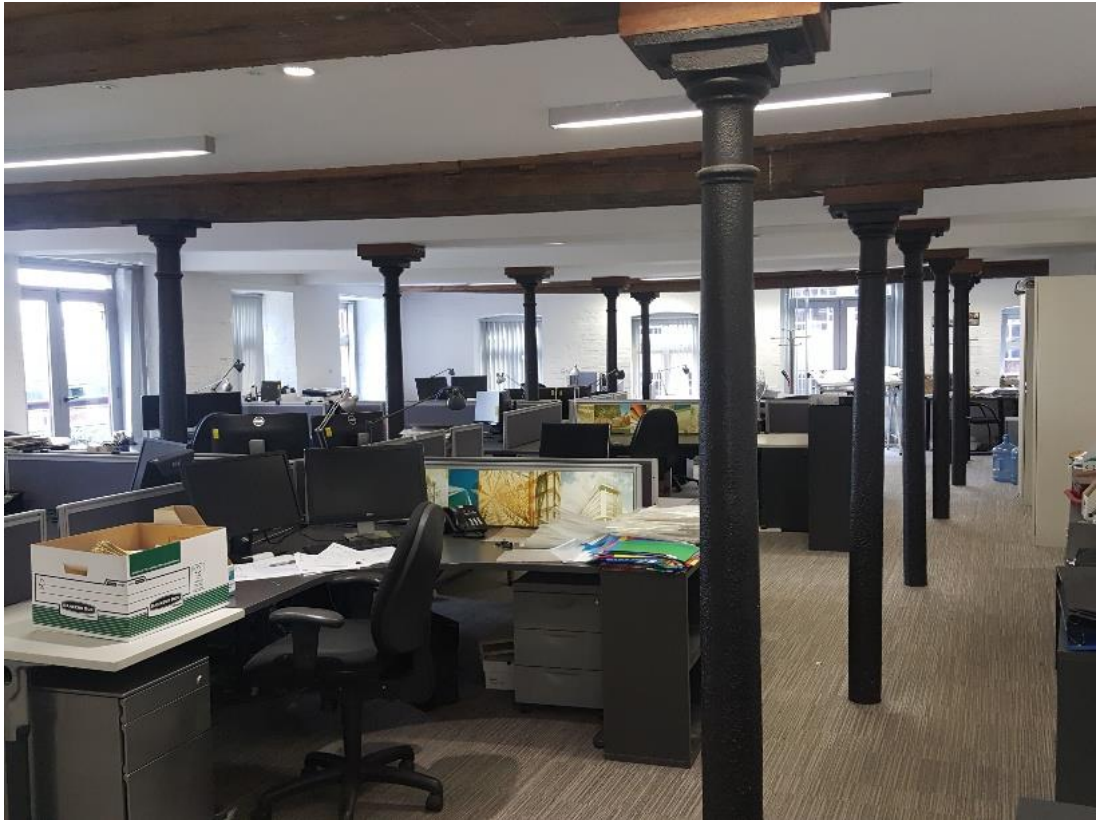
Bowcliffe

Contact: Matthew Tootell

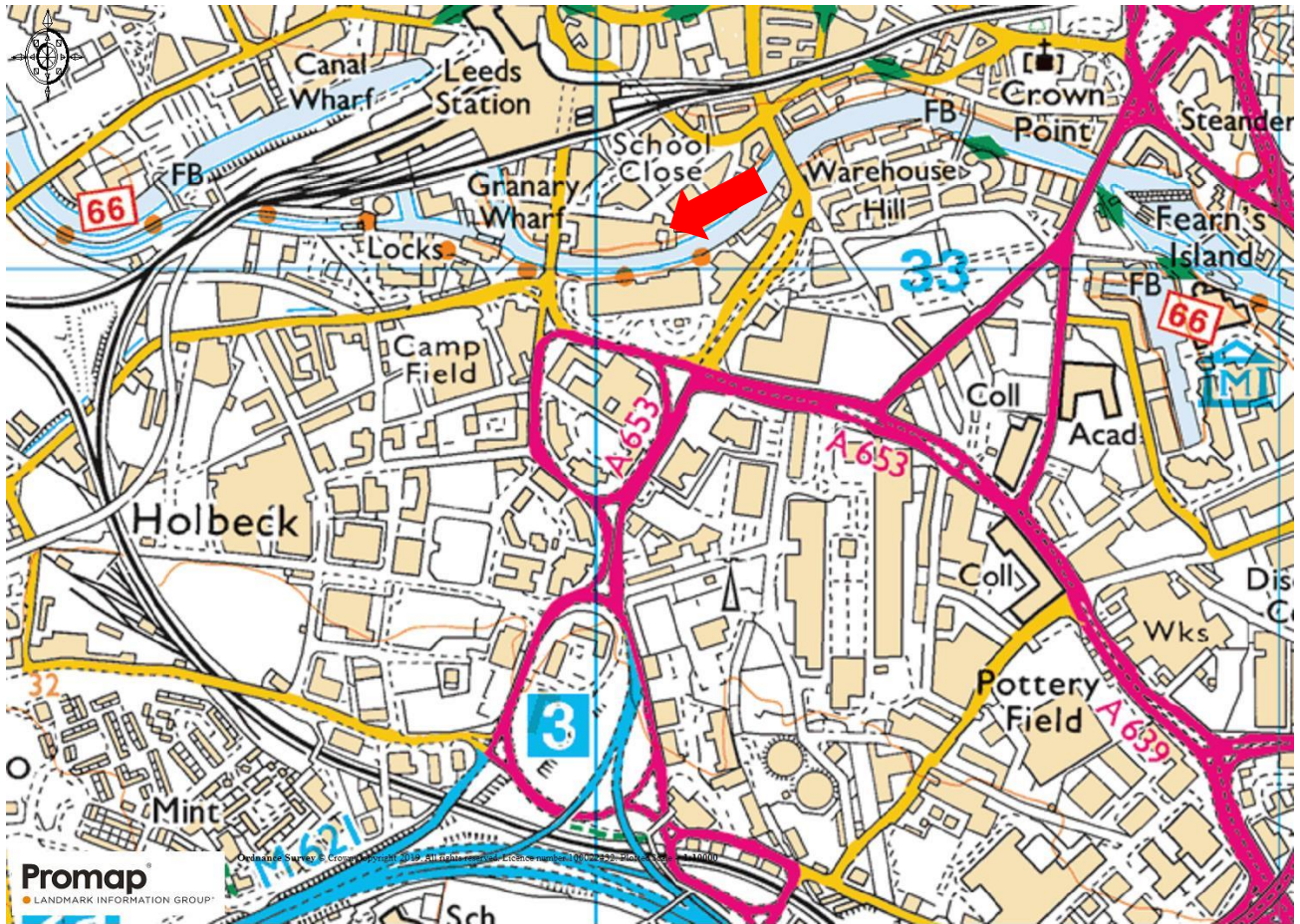
Tel: 0113 245 2452

Email: [mt@bowcliffellp.com](mailto:mt@bowcliffellp.com)

Subject to Contract







THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowlcliffe 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 Bowlcliffe 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.