

**5 Portland Street**

Leeds, LS1 3DR

To Let - Self Contained Four Storey Office Accommodation

2,124.02 sq ft
(197.33 sq m)

- Office Accommodation
- Opposite General Infirmary
- Within Business District
- Gas Central Heating
- Newly Decorated
- LED lighting



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Summary

Available Size	2,124.02 sq ft
Rent	£29,500 per annum
Rates Payable	£5.81 per sq ft
Rateable Value	£24,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

The property comprises a mid-terrace, four storey property of red brick construction, surmounted by a pitched tiled roof and timber framed, single glazed sash windows.

Internally, the property offers excellent office accommodation which has been recently decorated and all lighting converted to LED.

Location

The property is located on Portland Street fronting Leeds General Infirmary within the professional and business sector of Leeds City Centre. This position benefits from busy footfall as a result of the nearby Law Courts, Town Hall and Hospital. It is surrounded by a mixture of offices shops and eateries.

The retail quarter is within a short walking distance as is City Square, the railway station, public car parks and many bars and restaurants.

The property also benefits from good links to the A58(M) Inner Ring Road which in turn provides access to the national motorway network (M1 and M62).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	562.75	52.28	Available
1st	517.56	48.08	Available
2nd	517.56	48.08	Available
3rd	526.16	48.88	Available
Total	2,124.03	197.32	



Viewing & Further Information



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