



Leeds Bridge House

Hunslet Road, Leeds, LS10 1JN

FOR SALE - CHARACTER OFFICE BUILDING SUITABLE FOR ALTERNATIVE USES (STP)

6,542 sq ft
(607.77 sq m)

- ROOF TERRACE
- PROMINENTLY POSITIONED
- SUITABLE FOR A VARIETY OF USES (STP)



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Summary

Available Size	6,542 sq ft
Business Rates	The available accommodation has the following rateable values: £14,750 (GF), £13,500 (1st), £10,000 (2nd), £8,800 (3rd)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Location

Leeds Bridge House is prominently positioned in the South Bank region of Leeds on Hunslet Road, adjacent to Dock St and Waterloo Street. The property is only an 8 minute walk from Leeds Train Station, and is situated next to the soon to be fully developed mixed use scheme, Aire Park. Local occupiers nearby include the likes of: The Adelphi, Brittish Gas, Leeds Building Society and Cafe Nero.

Description

Leeds Bridge is an 18th Century Grade II listed period office building, the property comprises a six storey brick built structure with various original features retained. Leeds Bridge House benefits from the following specification features:

- Private roof terrace
- Carpeted throughout
- Decorations
- W/C Facilities
- Intercom system
- Cat 2 Fluorescent lighting
- Privately partitioned meeting rooms/office suites

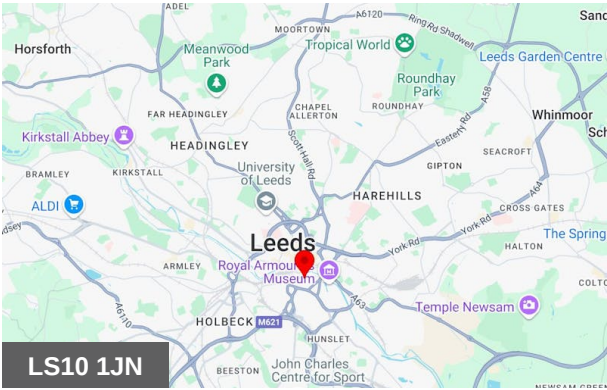
Accommodation

The accommodation comprises the following net internal floor areas: Please note that the first floor is currently let.

Name	sq ft	sq m	Availability
Ground	1,119	103.96	Available
1st	1,345	124.95	Occupied
2nd	1,345	124.95	Available
3rd	1,345	124.95	Available
4th	1,388	128.95	Available
Total	6,542	607.76	

Terms

Price available upon application.



Viewing & Further Information



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