



Second Floor Office 5,185 sq ft (481.8 sq m)

Property Highlights

- Generous Parking Provisions
- Kitchen Facilities
- LED lighting
- Air Conditioning
- Shower Facilities

For more information, please contact:

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St Paul's House
23 Park Square South
Leeds
LS1 2ND

Description

Plateworks is a detached brick, built office building whereby the top floor of the north side is available. The building itself has undergone major refurbishment internally.

The available suite is currently configured with a number of stud partition walls creating a number of self-contained offices/meeting spaces. The space itself could provide a large, predominantly open plan space.

The available suite provides the following specification:

- Kitchenette Facilities
- Demised and Communal Shower Facilities
- Demised and Communal WC facilities
- LED Lighting
- Air Conditioning
- Perimeter Trunking

Location

Plateworks is located in North East Leeds on Coal Road which is accessed via either the East Leeds Orbital Ring Road or the North Leeds Ring Road providing great transport links to and from the property. It sits approximately 6 miles to the North East of Leeds City Centre

The property also benefits from a number of amenities within close proximity. These including Slazenger Padel Club which neighbours the property, KFC, JD Gyms and Seacroft Green Shopping Centre which benefits from tenants such as Tesco Extra, Costa Coffee and JD Sports.

Accommodation

The available suite provides the following approximate

	Sq. ft	Sq. m
Second Floor	5,185	581.8

Terms

The accommodation is available by way of a sublease or assignment. Further details available on request.

Rent

Rent available on application.

Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

EPC Rating

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We recommend all interested parties to make their own enquiries with Leeds City Council.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

SUBJECT TO CONTRACT

