

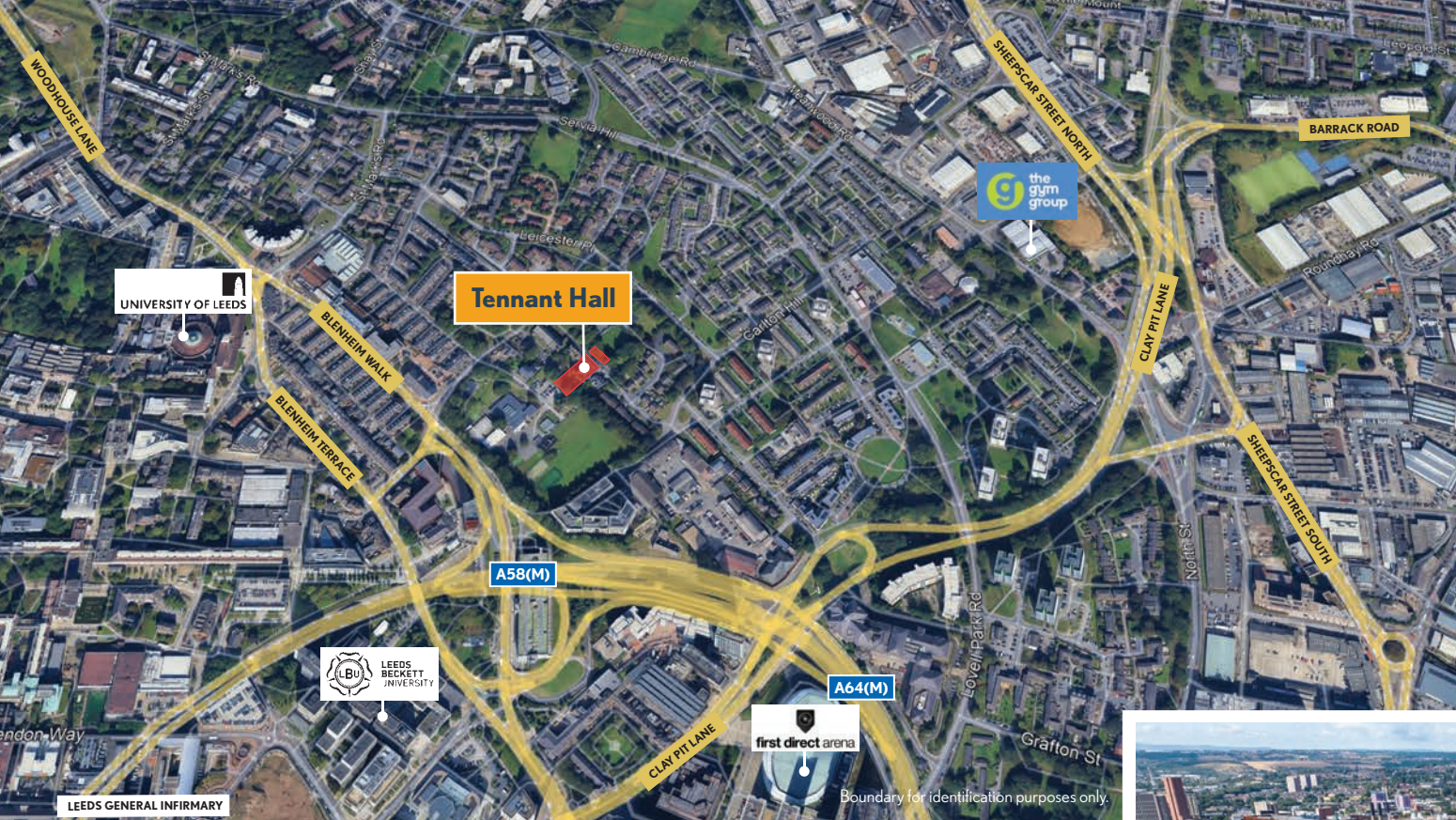
AVAILABLE DUE TO RELOCATION

- **Grade II listed office building set within landscaped grounds**
- **Located half a mile from Leeds city centre, close to Leeds University**
- **25 dedicated on-site car parking spaces**



TO LET / MAY SELL
SELF-CONTAINED PERIOD OFFICE BUILDING
7,579 SQ FT NIA (10,323 SQ FT GIA)
Tennant Hall, Blenheim Grove, Leeds, LS2 9ET





LOCATION

Occupying a prominent position on Blenheim Grove in Woodhouse, approximately half a mile north of Leeds city centre, Tennant Hall is within easy walking distance of the University of Leeds campus.

The property offers excellent connectivity to the city centre, the Inner Ring Road and the wider regional motorway network.



Tennant Hall, Blenheim Grove, Leeds, LS2 9ET



PROPERTY

Tennant Hall presents a rare opportunity to occupy a beautifully converted Grade II listed office building, combining historic character with modern functionality close to Leeds city centre.

Originally constructed in the late 19th century as the Sunday School and hall to All Souls' Church, Tennant Hall has been sympathetically refurbished to provide high-quality, self-contained office accommodation across the ground and first floors. The building retains an abundance of original architectural features, creating an impressive and distinctive working environment.

The accommodation is arranged to provide an attractive reception area, a combination of open-plan and private offices, meeting rooms, kitchen facilities and male, female and accessible WC facilities. A platform lift provides access to the first floor, ensuring the building is accessible throughout.

Combining distinctive period architecture with modern office accommodation and 25 dedicated on-site car parking spaces, Tennant Hall provides an unusual opportunity for an occupier seeking a self-contained headquarters close to Leeds city centre.



ACCOMMODATION

Ground Floor

GIA - 6,540 sq ft

NIA - 4,559 sq ft

First Floor

GIA - 3,783 sq ft

NIA - 3,020 sq ft

Total

GIA - 10,323 sq ft

NIA - 7,579 sq ft



Boundary for identification purposes only.

Tennant Hall, Blenheim Grove, Leeds, LS2 9ET

EPC

Rating: E

RATES

First Floor Tenant Hall

Description: Office and Premises

Rateable Value: £50,500

Ground Floor Tenant Hall

Description: Office and Premises

Rateable Value: £52,000



TENURE

The property is available to let by way of a new full repairing and insuring lease, for a term to be agreed.

Alternatively, our client may consider a freehold sale with vacant possession.

Rent and sale price upon application.

VAT

VAT may be charged in addition to the rent or sale price at the prevailing rate.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

Prospective tenants or purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors.

Further information regarding these requirements will be provided in due course.



CONTACT

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Tenant Hall, Blenheim Grove, Leeds, LS2 9ET

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