



Minerva House

29 East Parade, Leeds, LS1 5PS

A stunning Grade A office suite in this prominent building located in the heart of Leeds city centre

2,620 sq ft
(243.41 sq m)

- BREEAM Excellent
- EPC Rating B
- VRF comfort cooling
- New key point...
- LED lighting
- Impressive ground floor reception
- High quality WC's & 'rainfall' showers
- Secure cycle storage & lockers

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Summary

Available Size	2,620 sq ft
Rent	£29 per sq ft
Rates Payable	£8.84 per sq ft Suite will require reassessment
Rateable Value	£45,250
Service Charge	£6.85 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

Description

The quality of the reception area continues throughout the entire building. Floor plates have been designed for the modern business environment and benefit from both a Grade A specification and stunning views of the city centre.

The transformation of this prominent building offers a unique opportunity to occupy some of the most impressive workspace within the city centre.

Location

Situated right in the heart of Leeds' professional core on East Parade, Minerva offers exceptional office space of the very highest quality. Minerva offers flexible floor plates, a stunning reception area and common parts, with a wide range of amenities close by and is only minutes from Leeds City Station.

Accommodation

The accommodation comprises the following areas:

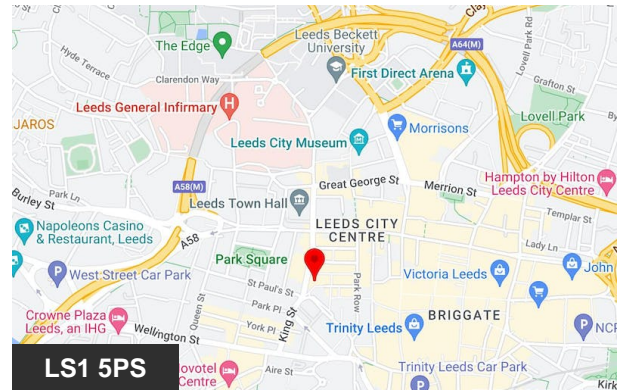
Name	sq ft	sq m	Availability
6th - Floor Office	2,620	243.41	Available
Total	2,620	243.41	

Viewings

For further information or to arrange a viewing please contact the sole letting agent WSB.

Terms

The part 6th floor is available to let by way of a new effective FRI sub-lease on flexible lease terms at a rent of £29.00 sq ft. The suite can be offered on a standard 5 year sub-lease or alternatively, a shorter term flexible sub-lease will be considered.



Viewing & Further Information



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