TO LET
LEEDS HOUSE, CENTRAL PARK, LEEDS, LS11 5EB

HIGH QUALITY OPEN-PLAN WORKSPACE from 4,825 – 15,751 sq ft

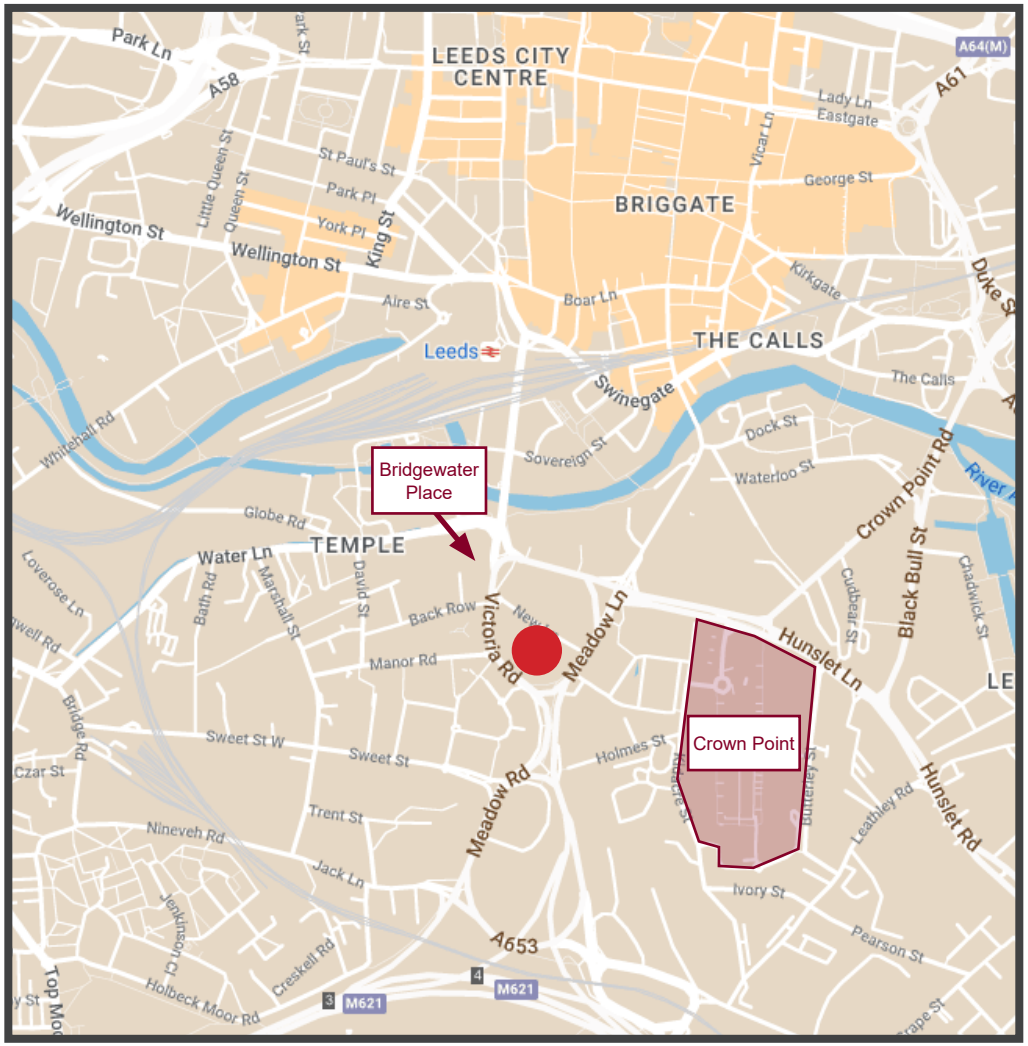
FOX LLOYD JONES

0113 243 1133

www.fljltd.co.uk



- Existing demised fitted meeting rooms, boardroom, kitchen and breakout facilities
- Refurbished common parts (reception, WCs, showers, landings and lift lobbies)
- Modern lighting
- Suspended ceiling
- Carpeted throughout
- Lift access
- DDA compliant
- Cycle storage
- Shower and changing facilities
- 29x onsite car parking spaces



LOCATION

- Situated in the southern office core of Leeds City Centre, you could not be better placed for business.
- Victoria Road running to the West is the main thoroughfare into Leeds from the south via the M621. Junction 3 of the M621 lies just to the south.
- With easy transport links to neighbouring cities, you're a short distance from reaching the wider UK business network.
- Leeds Central Railway Station is a 10-minute walk to the north.
- The Leeds city centre retail core (including Trinity Centre and Albion Street) is just 12 minutes' walk away.
- Just a 5-minute walk to the east is Crown Point Shopping Centre, offering a variety of amenity including M&S and Costa Coffee.
- Bridgewater Place (2 mins away) has a Starbucks, Philpotts and a Tesco convenience store.



LOCATION

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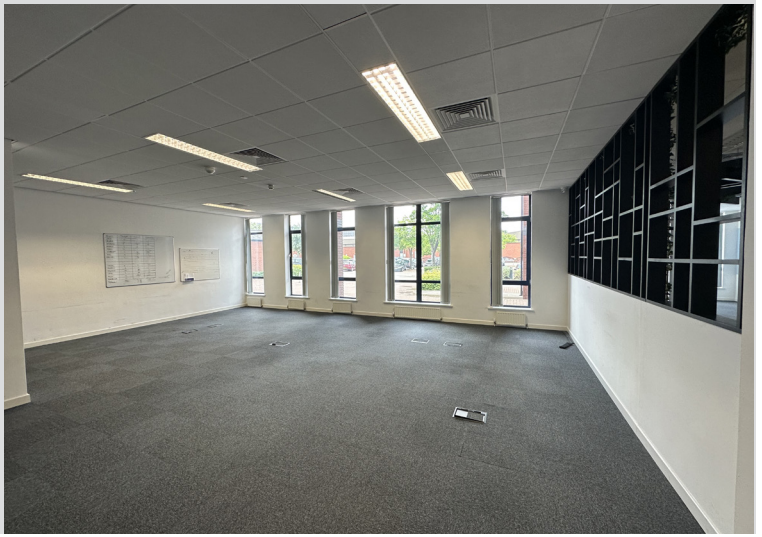
Description

- Central Park comprises three, two-storey high-quality office buildings, located in the popular southern office core of Leeds City Centre.
- Central Park Leeds offers the benefits of an out-of-town business park, with ample car parking, and is positioned close to a wide range of city centre amenity.
- Leeds House at Central Park comprises desirable modern, light, and open-plan workspace over ground and first floors.







PROPERTY DETAILS

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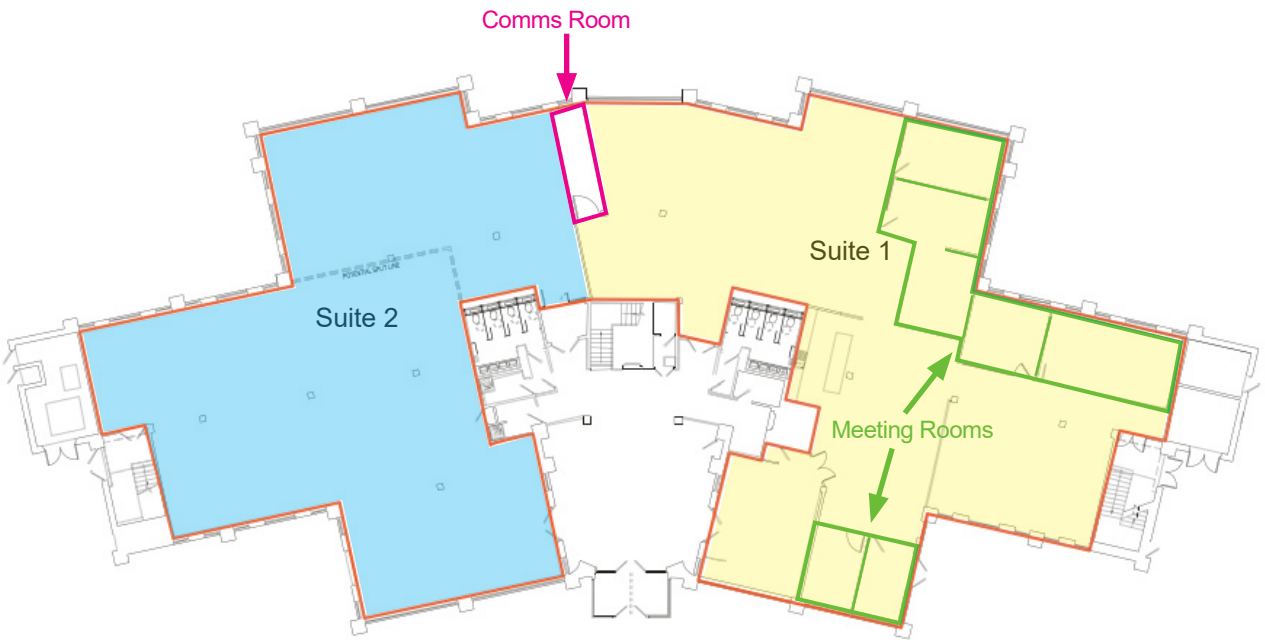
Ground Floor Plan



Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

Floor / Suite	Sq. M.	Sq. Ft.
Ground Suite 1	537	5,779
Ground Suite 2	478	5,147
First	430	4,625
Total	**1445**	**15,551**

Car Parking

There are 29 on-site car parking spaces allocated to the demise, to be allocated on a pro-rata basis.

ACCOMMODATION

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1 **Leeds House**
London & Scottish
Akari Care

2 **Acclaim House**
QBE

3 **London House**
Smiffy's
Rivendale

AERIAL

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Viewing & further information

Please contact the joint letting agents:

Harry Finney
Harry.Finney@fljltd.co.uk

Zac Parker
Zac.Parker@fljltd.co.uk

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk

Victoria Harris
Victoria.Harris@knightfrank.com

Knight Frank
0113 297 2448

Terms

The office accommodation is available from Summer 2024 by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £15.00 psf per annum exclusive.

Rates:
We advise all interested parties to make their own enquiries of the local rating authority.

Estate Charge, Service Charge & Insurance:
Further information available on request.

EPC:
A full copy of the certificate is available upon request.

VAT:
All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs:
Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:
Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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