3WQ

FOR SALE / TO LET

RARE SELF CONTAINED FITTED OFFICE ADJACENT TO LEEDS RAILWAY STATION

4,119 SQ FT PLUS DEDICATED
TERRACE & CAR PARKING

3 WHITEHALL QUAY, LEEDS, LS1 4BW

3WQ

3WQ represents a rare opportunity to acquire a self-contained HQ office in a prime location overlooking the River Aire with the benefit of existing fit out.

The property has a feature entrance with prominent signage opportunities leading to a single floorplate with meeting rooms and open plan workspace and dedicated terrace.



Keyline for identification purposes only.







3WQ

LOCATION

3 Whitehall Quay is a self-contained office premises conveniently located only 2 minutes' walk from Leeds Railway Station.

The property is located in an attractive waterfront setting on the River Aire footpath with landscaped public realm to the front and convenient access to the Leeds & Liverpool Canal towpath. The footpath provides convenient access to the railway station and a pleasant walk to the West End business district.

Whitehall Quay is accessed off Whitehall Road with major nearby occupiers including BJSS, Marsh Commercial, National Wealth Fund and Coutts within buildings 1 & 2 Whitehall Quay.

The property is situated amongst to an array of local amenities including Whitehall Bar & Restaurant, M&S Food, Caffè Nero and Man's Market in the nearby Central Square and West Point mixed use schemes.

3 Whitehall Quay offers the ideal business location blending a quiet pedestrianised riverside setting within touching distance of the railway station and vibrant city centre amenities.

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DESCRIPTION

3 Whitehall Quay comprises a high specification self-contained office premises offering a ground level reception/entrance lobby leading to a modern single floor workspace. The property benefits from dual entrances for visitors and staff and has an attractive terrace area overlooking the River Aire. The property also benefits from rare display/signage opportunities within a double height glazed feature entrance.

SPECIFICATION

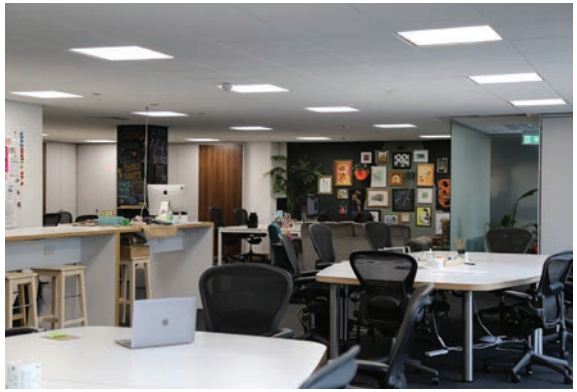
The workspace incorporates the following:

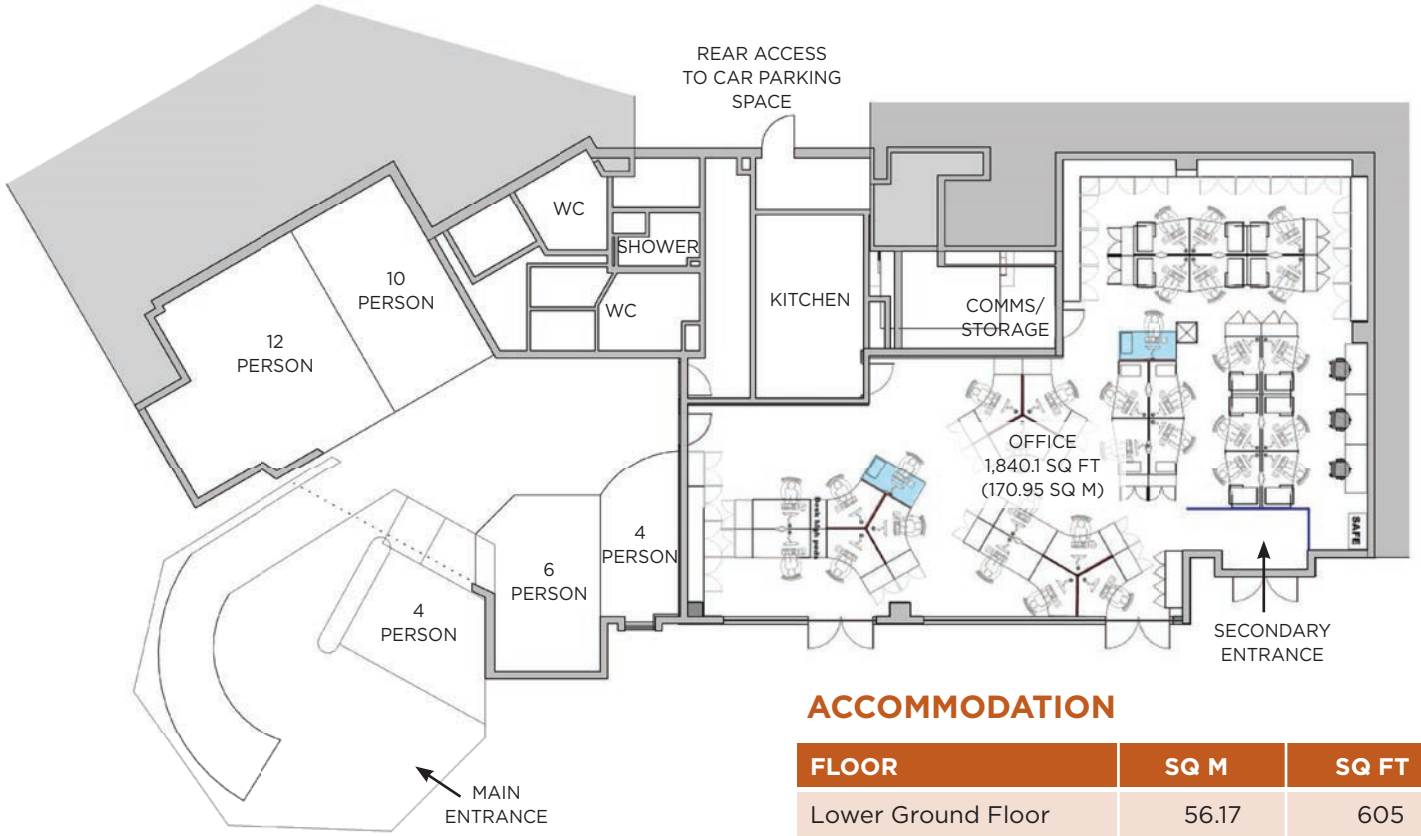
- LED light fittings
- Suspended ceilings
- Full access raised floors
- Modern reception and lobbies
- Shower facility & WCs
- External terrace extending to approx. 530 sq ft
- 1 Car parking space to rear
- Lift access (DDA compliant)
- Kitchen/break out area suitable for hot food prep/private dining
- 5 meeting rooms all independently air controlled

3 WHITEHALL QUAY, LEEDS, LS1 4BW









FLOOR PLAN - AS EXISTING

*Desk layout for indicative purposes only.

ACCOMMODATION

FLOOR	SQ M	SQ FT
Lower Ground Floor	56.17	605
Upper Ground Floor	326.50	3,514
TOTAL	**382.67**	**4,119**
External terrace	49.24	530
GRAND TOTAL	**431.91**	**4,649**

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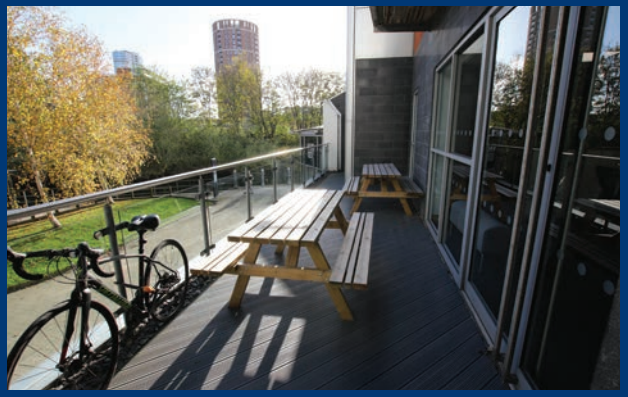

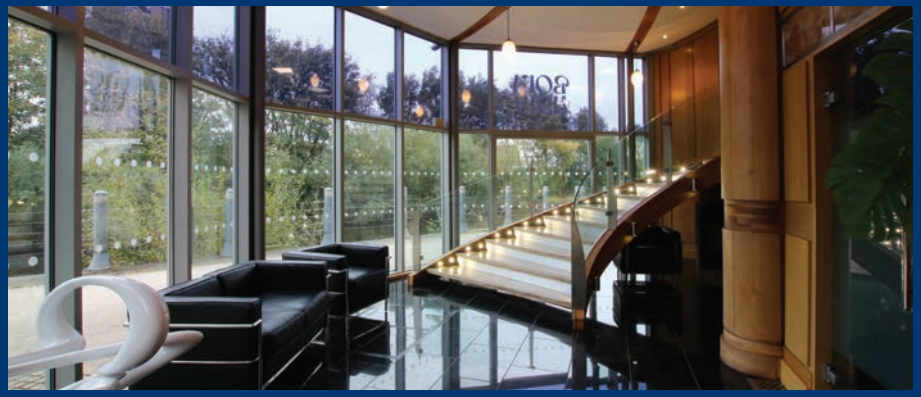

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QUOTING PRICE

£995,000 exclusive
Rent £70,000 per annum inclusive of service charge

ESTATE/SERVICE CHARGE

A contribution of approx. £1,730 pcm is applicable

TENURE

Long Leasehold Interest999 years from 1st June 2000

with £200 p.a. ground rent

USE

E Class - Commercial Business & Service

BUSINESS RATES

Rateable Value: £96,500

Rates Payable: £3,860 per month (approx)

EPC

Rating: C70

A copy of the EPC is available on request

VAT

If applicable, VAT will be paid at the prevailing rate

LEGAL COSTS

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

CAR PARKING

Inclusive of 1 car parking space

Nearby contract parking is available

CONTACT DETAILS

For further information or to arrange a viewing please contact:

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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.

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