FLJ

To Let



Blayds House

21 Blayds Yard, Swinegate, Leeds, LS1 4AG

Boutique Character Workspace in Prominent City Centre Location

550 to 1,100 sq ft

(51.10 to 102.19 sq m)

- Open plan character workspace
- Up to 12 desks on each floor, with fitted meeting room
- Boutique building fronting Swinegate
- Excellent natural light
- Self-contained WC and kitchen for each floor
- Located amongst a wealth of amenities

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Summary

Available Size	550 to 1,100 sq ft
Business Rates	Business Rates Not Applicable (Under Threshold)
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

Comprising open plan character workspace with a glazed fitted meeting room, fitted storage, a dedicated fitted kitchen and WC.

The accommodation is finished to a high standard and benefits from an intercom system and perimeter trunking serving both of the floors.

It has suspended ceilings and natural ventilation.

Location

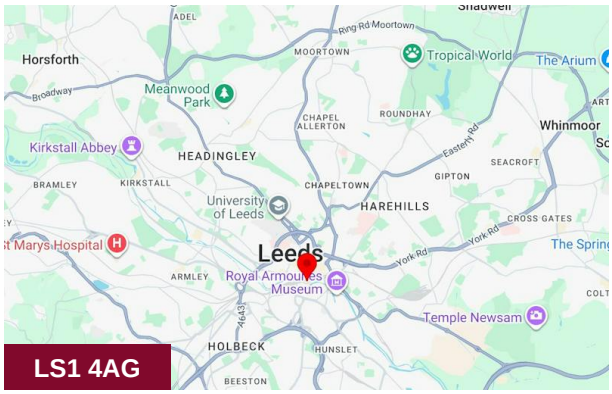
Blayds House is ideally positioned – surrounded by a wealth of amenity, including Farrands, North Brewing Co, the Co-Op & Caffè Nero.

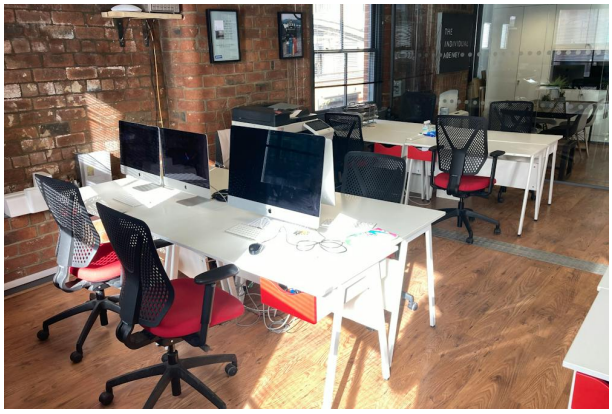
The train station is 2 minutes' walking distance and there are two multi-storey car parks within 100m of the building.

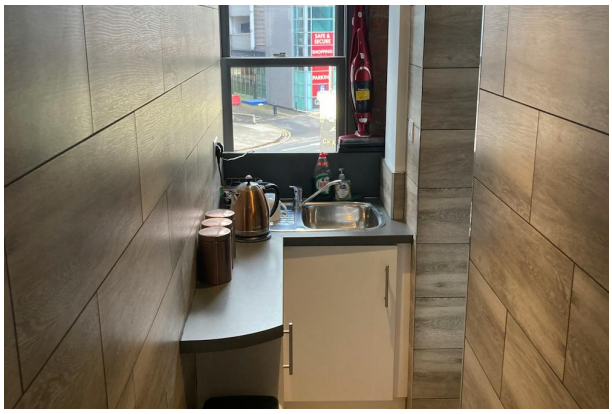
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Open plan office	550	51.10	Available
2nd	550	51.10	Available
Total	**1,100**	**102.20**	







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