



To Let

Part 4th Floor, No 1
Whitehall Riverside,
Leeds, LS1 6BN

Office building to let in Leeds City
Centre

08449 02 03 04
avisonyoung.co.uk/TBC

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Location

Whitehall Riverside occupies a prime location on Whitehall Road in Leeds West End. The property is prominently situated between Whitehall Road and the River Aire enjoying riverside views.

Leeds Train station is only a few minutes' walk away providing excellent transport links. There is easy access to Leeds City Centre as-well as shops, bars and restaurants within Leeds West End including M&S, Café Nero, Sociable Folk and Veenoo.

Description

No 1 Whitehall Riverside is a modern Grade A office property including: Glazed full height reception area overlooking the River Aire with building commissionaire, four, 13 person passenger lifts, secure basement parking and cycle spaces, and shower and changing facilities.

The suite on Part 4th floor is beautifully light and spacious and provides a high quality, fully fitted option. Internally, the layout includes reception area, staff kitchen, workstations and meeting rooms. The specification of the suite includes air conditioning cassettes, suspended ceilings, LG7 lighting and is carpeted. Four secure basement car spaces are available with the suite.

Floor Areas

The following approximate internal floor areas:

Floor	Sq ft	Sq m
Part 4th floor	8,319	772.85

Lease Term

The property is available by way of an assignment with the existing lease expiring 10th February 2025

Passing Rent

£216,294 per annum

Business rates

We understand that the rates payable for the property are currently:

Rates Payable office: £84,480
Rates payable car park: £4,790
Total: £89,270

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Planning

The property benefits from E use.

Service charge

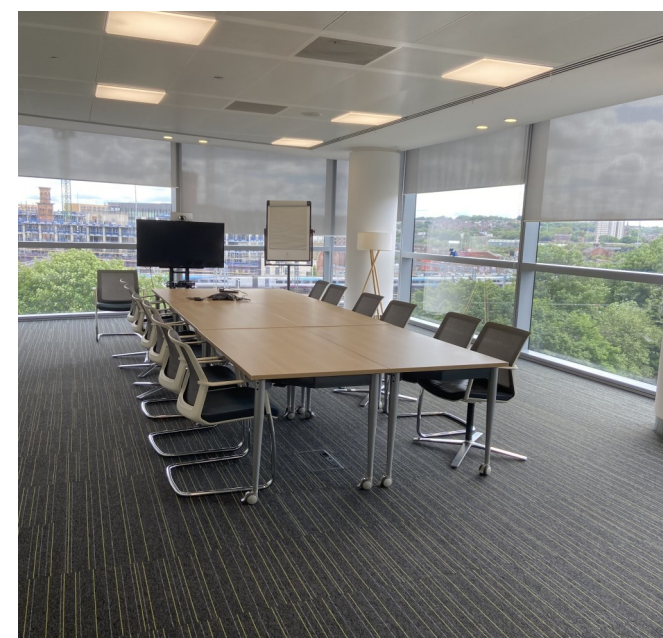
£76,752 per annum

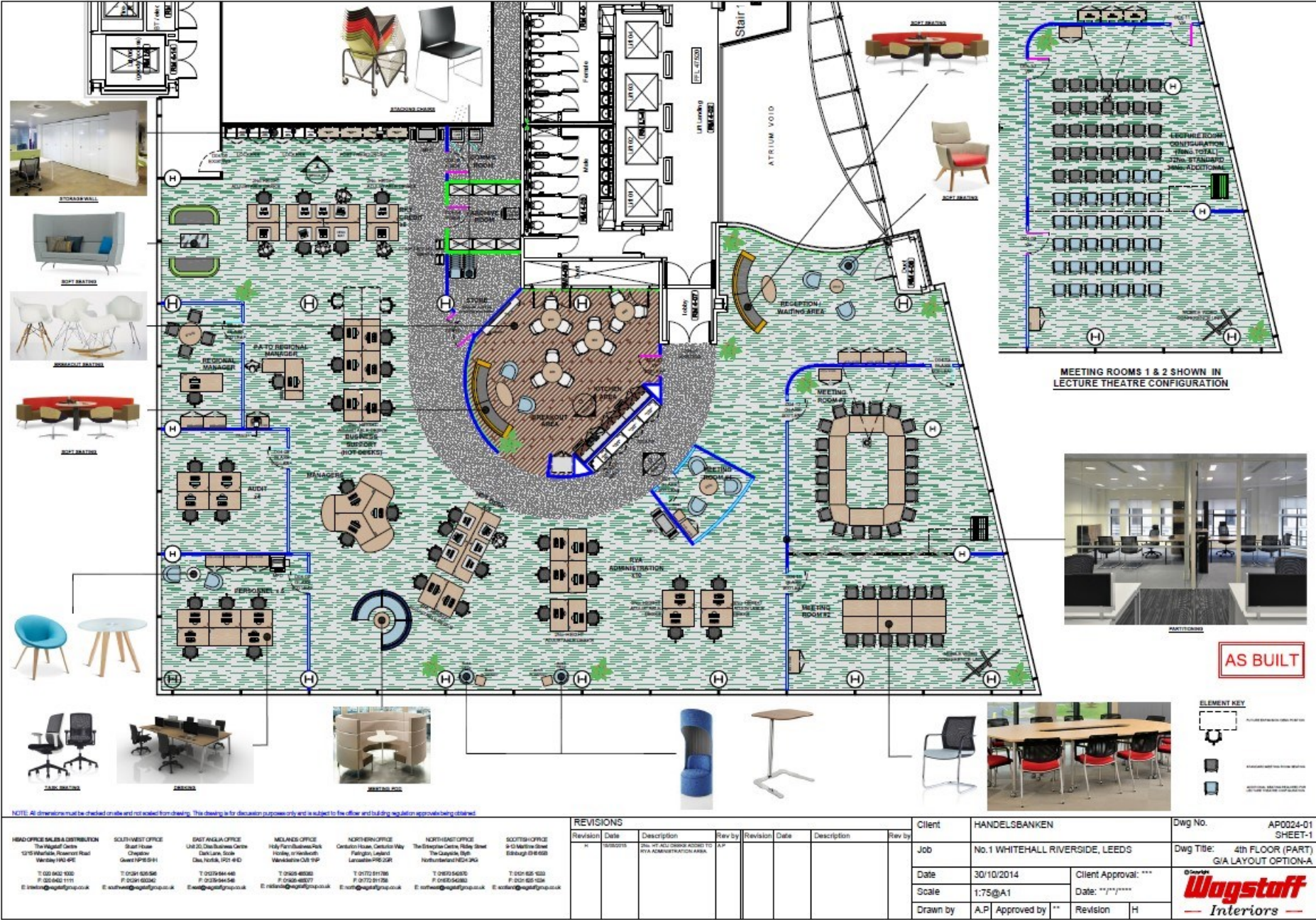
EPC

The Energy Performance Asset Rating is D99. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.





**If you would like to know
more please get in touch.**

Jill Goodman

Director

+44 (0)113 280 8040

+44 (0)7802 985417

jill.goodman@avisonyoung.com

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

August 2022

File number: TBC

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City Point, 29 King Street, Leeds LS1 2HL

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