

# TO LET

## PROMINENT SELF-CONTAINED OFFICES & ANCILLARY DOCUMENT STORES



## European House, 93 Wellington Road, Leeds, LS12 1DZ

- 3,278 sq ft (304.54 sq m)
- Prominently fronting Wellington Road
- Onsite parking for 10 cars
- Additional 704 sq ft (65.36 sq m) of Stores





## LOCATION

The property is prominently located fronting the main Wellington Road. Leeds city centre is within ½ mile and access to the M621 is via the A643 less than 1 mile away.

## DESCRIPTION

The property comprises a first-floor office suite with a dedicated entrance at ground floor level. There is a good mix of private and open plan office areas, along with a dedicated reception, a kitchenette and gents & ladies W/C facilities. In addition, the property benefits from 2 separate areas for storage which would suit document / archive storage. There is parking for 10 cars.

## TERMS

The premises are available by way of a new lease at an initial rental of £22,000 per annum exclusive for a term of years to be agreed.

Subject to Contract

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Office accommodation	304.54	3,278
Ancillary stores	65.36	704
<b>TOTAL</b>	<b>369.90</b>	<b>3,982</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

We are verbally informed that the current Rateable Value is £22,250.

## CONTACT

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