

TO LET

**CHARACTER RIVERSIDE OFFICE SUITE
with ON-SITE PARKING
AVAILABLE ON FLEXIBLE TERMS
7,012 sq.ft.**



- POPULAR LOCATION
- MODERN SPECIFICATION
- SHORT-TERM LEASE OPTIONS AVAILABLE
- ALL-INCLUSIVE RENTAL PACKAGES AVAILABLE

Admiral House, Rose Wharf, East Street, Leeds, LS9 8EE

LOCATION

Admiral House forms part of Rose Wharf and is located on the bank of the River Aire. Easily accessible from J45 of the M1 via the A63, Rose Wharf is also just a 15 minute walk from Leeds City Centre and the train station from where local, regional and national services run.

Rose Wharf is located opposite the Royal Armouries Museum and New Dock development which offers many amenities including North Star coffee shop, Tesco Express, Yoga Hero, Pizza Express and Citipark car park.

DESCRIPTION

Located in the eastern part of central Leeds, this Grade II Listed former flax mill building has been extensively refurbished and converted to provide approx. 60,000 sq ft of high quality office space. Rose Wharf is an important and symbolic landmark in this area of Leeds and is home to a variety of businesses including Arup, Barhale Construction, Curtins and Malcolm Hollis. The available accommodation comprises the Riverside Suite of Admiral House and benefits from:-

- Private office entrance
- Raised access floors
- Feature barrel-vaulted ceiling
- Separate studio/meeting space
- Riverside terrace
- 24/7 manned reception/CCTV security
- Dedicated car parking
- Kitchen facilities and showers
- Mezzanine office/studio floorspace
- Partitioned private office and meeting space
- New LED lighting

ACCOMMODATION

The available accommodation provides **7,012 sq ft**.

PARKING

There are 11 dedicated car parking spaces available.

RATES

The suite is assessed for rating purposes as "Office and Premises" with a current rateable value of £45,250.

EPC

The property has an Energy Performance Asset Rating of "C"(72). A full copy of the certificate is available upon request.

TERMS

The suite is available by way of a new full repairing & insuring lease (by way of a service charge) for a term to be negotiated and agreed.

All-inclusive and short-term lease arrangements are available.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact either of letting agents:-

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Details prepared September 2021

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