



Consort House

12 South Parade, Leeds, LS1 5QS

**EXCELLENTLY LOCATED
CITY CENTRE OFFICE IN
LANDMARK BUILDING - TO
BE REFURBISHED**

630 sq ft
(58.53 sq m)

- PRESTIGIOUS BUILDING
- PRIME LOCATION
- TO BE REFURBISHED
- COMPETITIVE RENT
- AIR CONDITIONED
- FITTED KITCHENETTE FACILITY

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Summary

Available Size	630 sq ft
Rent	£14.00 per sq ft
Rates Payable	£6.10 per sq ft
Rateable Value	£7,700
VAT	Applicable
EPC Rating	D (81)

Location

Consort House is well positioned within the central business district of Leeds city centre. Consort House is situated only a few minutes walk from Leeds City Station, the Law Courts and Trinity shopping centre, and also benefits from being within very close proximity to many bars, restaurants, cafes, banks and all the other amenities you'd expect from the building's city centre position.

Description

Consort House is an impressive period office building providing high quality office suites over the first, second and third floors.

The available accommodation within the building is situated on the second floor and benefits from the following specification features:

- Air conditioning
- LED lighting to be fitted
- New high quality carpet to be fitted
- To be newly decorated
- Modern suspended ceiling
- Perimeter trunking for data/cablling
- High quality W/C facilities
- 8 person passenger lift
- Secure door entry system

Accommodation

The available accommodation comprises the following net internal floor area:

Name	sq ft	sq m	Availability
Suite - 2nd Floor Rear	630	58.53	Available
Total	630	58.53	

Rates

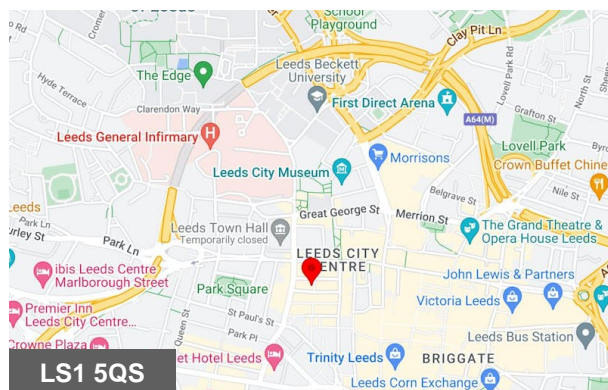
Subject to satisfying the usual criteria an occupier may be able to benefit from small business rates relief. Please contact the sole letting agents for further information.

Terms

The suite is available by way of a new full repairing and insuring lease for a term of years to be negotiated and agreed.

Viewings

To arrange a viewing or to obtain any further information please contact the sole letting agents.



Viewing & Further Information



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