



**FIRST FLOOR
13 QUEEN SQUARE
LEEDS
LS2 8AJ**

TO LET

First floor office suite

583 sq ft (54.2m²)

LOCATION

Queen Square is located on the fringe of Leeds city centre and within walking distance of the main shopping areas and the traditional financial core of the city. It is also immediately adjacent to the Leeds Arena and close to the Merrion Centre and Claypit Lane which provides immediate access to the Inner Ring Road and associated motorway network beyond.

DESCRIPTION

The property comprises a mid-terrace 2-storey property within which a first floor office suite is available. The suite comprises two rooms with additional storage. Kitchen and WC facilities are shared and located within the common parts of the building.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate net internal area of 583 sq ft (54.2m²).

TERMS

The office suite is offered to let on an effective full repairing and insuring lease at an initial rent of **£6,500 pa.** It is understood that VAT is not applicable on this property.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£5,900.** Interested parties are advised to direct further enquiries to the local authority.

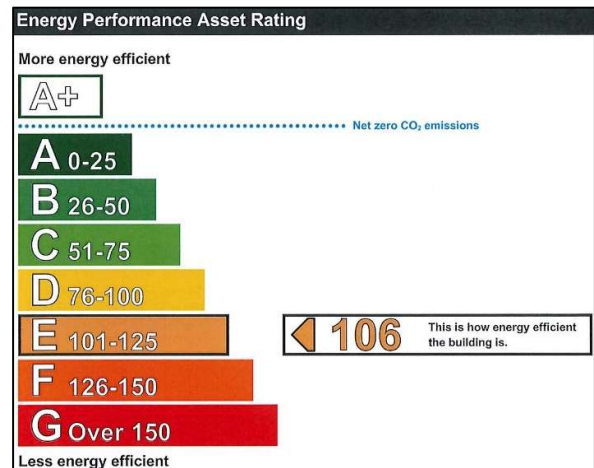
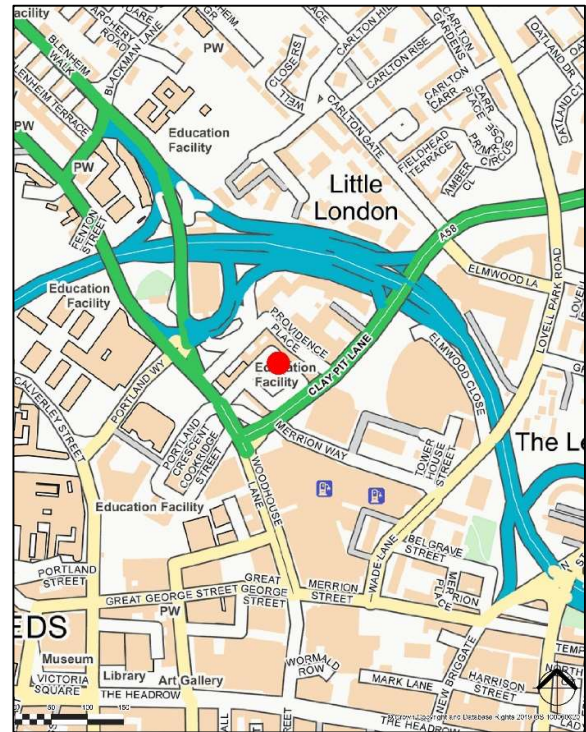
VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details amended March 2022

SPD/SJC



MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTORS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.