

TO LET

**HIGH QUALITY OFFICE SPACE in
POPULAR CITY CENTRE LOCATION**

650 - 1,740 sq.ft.



- Popular Location near The Calls
 - Modern Specification
- Self-Contained or Available Floor-by-Floor

21 Wharf Street, Leeds, LS2 7EQ

LOCATION

21 Wharf Street is situated in the popular and highly sought-after area of The Calls in Leeds city centre, which is a superb location in the city for offices and accommodation with a regenerated waterfront and an attractive mix of old and new buildings for work, living and leisure. A variety of independent bars, restaurants and cafes give life to the streets and help create a genuinely friendly and interesting neighbourhood.

The property is only a short walk from the main retail and office core of the city centre, whilst a number of local bars and restaurants are within the immediate vicinity. This includes but isn't limited to the Lamb and Flag, Crowd of Favours and Wapentake. The popular John Lewis-anchored Victoria Gate retail development is also only a 5-minute walk away.

Access by car from the motorways is straightforward via Crown Point bridge and the city centre loop road, whilst Leeds City train station is just a 5-minute walk away.

DESCRIPTION

21 Wharf Street comprises a part 3 storey retail and office building fronting onto Wharf Street together with a linked 2 storey building to the rear.

The available office space is located in the rear building and is accessed via its own dedicated entrance via the courtyard area. The space is spread over the ground and first floors and consists of 3 spacious, mainly open plan, workspaces, which also offer the potential to be sub-divided into smaller boardroom, meeting room or breakout areas for staff. The office additionally benefits from the following specification features:

- Excellent natural light
- Air conditioning
- Modern suspended ceilings with LED lighting
- Fully carpeted and decorated
- Kitchen facility on each floor
- Electric heating system
- Timber framed sash style double glazed windows
- Secure intercom entry system
- Male and female WC facilities

ACCOMMODATION

The available accommodation provides a total net internal floor area of **1,740 sq ft** and is **available as a whole or on a floor-by-floor basis**.

The ground floor provides a net internal of **650 sq ft** whilst the first floor provides a net internal floor area of **1,090 sq ft**.

RATES

The property is currently assessed for rating purposes as "Shop and Premises" under a single assessment with a Rateable Value of £9,600.

EPC

The property has an Energy Performance Certificate (EPC) rating of "D" (86). A full copy of the certificate is available upon request.

TERMS

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

The commencing rent is to be **£17.50 per sq ft per annum exclusive**.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents: -

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