




BRODRICK'S BUILDING

COOKRIDGE ST • LEEDS



Brodrick's Building
43-51 Cookridge Street
Leeds LS2 3AW



BRODRICK'S BUILDING IS SITUATED IN THE HEART OF LEEDS INNOVATION DISTRICT, DIRECTLY TO THE NORTH OF MILLENNIUM SQUARE OCCUPYING A PROMINENT POSITION ON COOKRIDGE STREET. THE PREMISES ARE A SHORT WALK FROM LEEDS RAILWAY STATION AND BENEFIT FROM BEING IN CLOSE PROXIMITY TO A PLETHORA OF BARS AND RESTAURANTS.



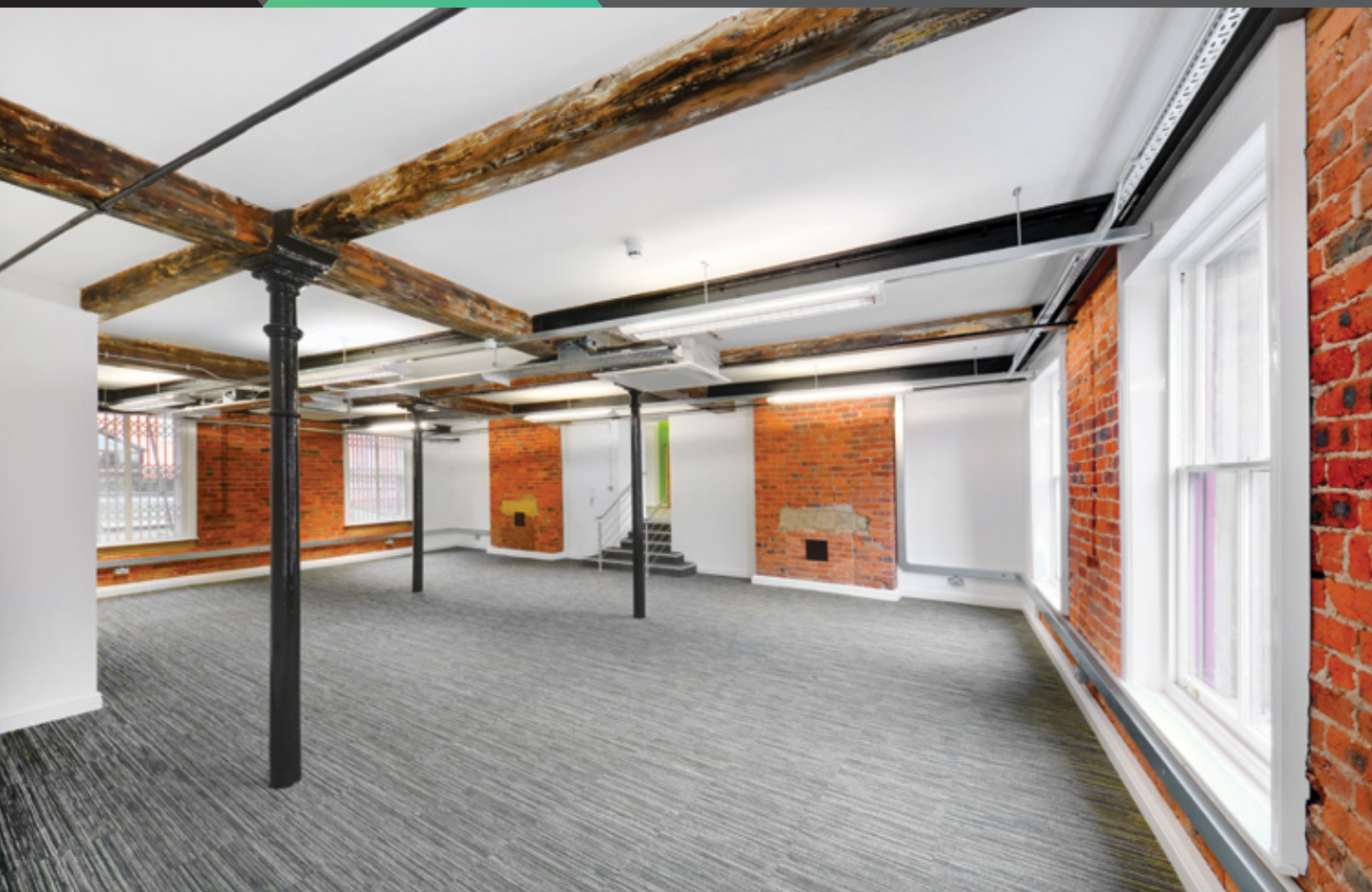
DESCRIPTION

Brodrick's Building is an attractive 3 storey grade II listed period building designed by Cuthbert Brodrick who was also the architect responsible for Leeds Town Hall, The Corn Exchange and Civic theatre/Leeds City Museum.

ACCOMMODATION

Internally the premises have been comprehensively refurbished to provide character studio office accommodation with exposed brickwork and timber beam features. The available accommodation is situated at 1st floor level and benefits from the following specification:

- Air conditioning
- Fibre internet connectivity (20Mb per floor)
 - LG7 Lighting
 - Galvanised steel trunking
- New decoration and carpeting throughout
 - Male and Female WC's
 - Kitchen facility
 - Shower facilities





LEASE TERMS

The accommodation is available by way of a new F.R.I. lease for a term to be negotiated and agreed. Information on the quoting rent can be obtained from the letting agents.

BUSINESS RATES

The tenant will be responsible for the payment of business rates to Leeds City Council. We advise interested parties to make their own enquiries.

PARKING

To the rear of the property private parking is available. For further information contact the joint letting agents.

EPC

The property has an EPC rating of C (63). A copy of the energy performance certificate can be provided on request from the joint agents.

AVAILABILITY

FLOOR	SQ FT	SQ M
FIRST	2,460	229



BRODRICK'S BUILDING HAS BEEN COMPREHENSIVELY REFURBISHED TO PROVIDE CHARACTER STUDIO OFFICE ACCOMMODATION WITH EXPOSED BRICKWORK AND TIMBER BEAM FEATURES.

BRODRICK'S BUILDING IS AN ATTRACTIVE 3 STOREY GRADE II LISTED PERIOD BUILDING DESIGNED BY CUTHBERT BRODRICK.



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VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment with the joint letting agents.

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