



## 15 Queen Square

Leeds, LS2 8AJ

### **TO LET - RECENTLY REFURBISHED OFFICE BUILDING**

**1,756 sq ft**  
(163.14 sq m)

- 1756 Sq Ft
- Onsite car parking
- Opposite Leeds Arena
- Walking distance to the city centre

# 15 Queen Square, Leeds, LS2 8AJ

## Summary

<b>Available Size</b>	1,756 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rates Payable</b>	£4.62 per sq ft Based on 2023 valuation
<b>Rateable Value</b>	£16,250
<b>Car Parking</b>	Secure car parking
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

15 Queen Square comprises a traditional brick built Georgian mid-terrace property that has 4 floors of office space, comprising 1,756 sq. ft and incorporates the following features:

- Kitchen Facilities
- Gas powered central heating
- W/Cs
- Carpeted throughout

## Location

Queen Square is located on the fringe of Leeds city centre within walking distance of shopping facilities and the financial core of the city centre. Nearby occupiers include Leeds First Direct arena, Leeds Beckett University, Yorkshire bank and various professional office occupiers. The premises are adjacent to claypit which provides immediate access to the A64(M) inner ring road and the motorway network, along with easy access to the northern suburbs of Leeds.

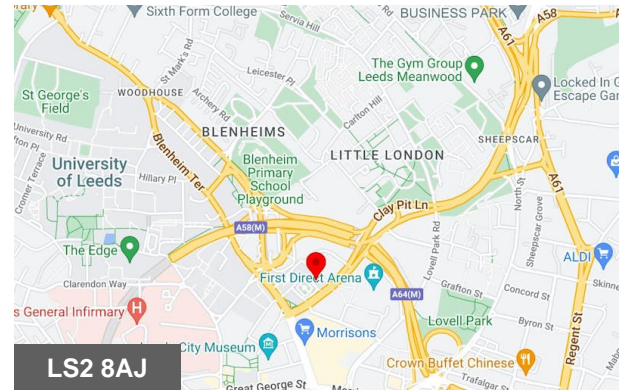
## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Basement - Offices	385	35.77	Available
Basement - Store	110	10.22	Available
Ground - Offices	390	36.23	Available
1st - Offices	621	57.69	Available
2nd	250	23.23	Available
<b>Total</b>	<b>1,756</b>	<b>163.14</b>	

## Terms

This property is available on a leasehold basis for a term of years to be agreed. Further information is available upon request.



## Viewing & Further Information



**Tom Newstead**

07538680333

tomnewstead@cartertowler.co.uk



**James Jackson**

07920 812275

jamesjackson@cartertowler.co.uk



**Clem McDowell**

07432 013246

clemmcdowell@cartertowler.co.uk