



Consort House

12 South Parade, Leeds, LS1 5QS

**EXCELLENTLY LOCATED
CITY CENTRE OFFICE
SUITES in LANDMARK
BUILDING**

600 to 2,180 sq ft
(55.74 to 202.53 sq m)

- PRESTIGIOUS BUILDING
- PRIME LOCATION
- MODERN SPECIFICATION
- AIR CONDITIONED
- KITCHEN FACILITIES
- COMPETITIVE RENT

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Summary

Available Size	600 to 2,180 sq ft
Rent	£14 per sq ft
Rates Payable	£6.10 per sq ft
Rateable Value	£7,700
Service Charge	£2,800 per annum
VAT	Applicable
Legal Fees	Upon Enquiry
EPC Rating	Property graded as D-D (81-89)

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 ground, first, second and third floors.

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

- Air conditioning
- LED lighting
- Fully carpeted and decorated
- Modern suspended ceilings
- Perimeter trunking for data/cabling
- High quality W/C facilities
- High quality kitchen facilities
- 8 person passenger lift
- Secure door entry system

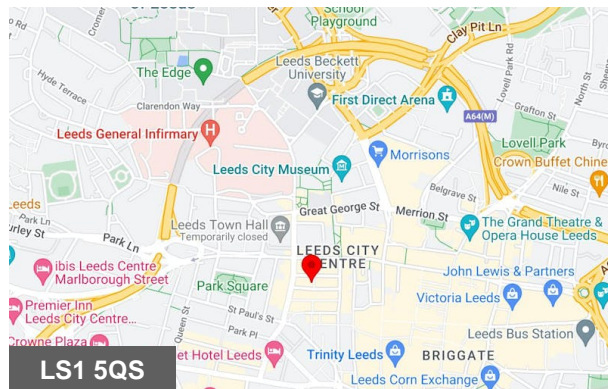
Accommodation

The available accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - 2nd Floor Rear	630	58.53	Available
Suite - Ground Floor Front	950	88.26	Available
Suite - Ground Floor Rear	600	55.74	Available
Total	2,180	202.53	

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.



Viewing & Further Information



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