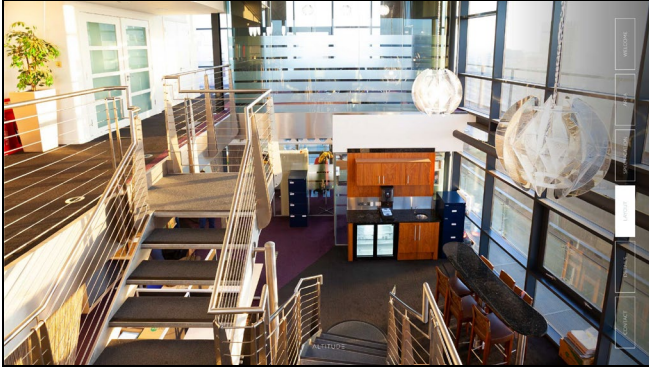


OFFICES TO LET WITH UPTO 22 CAR PARKING SPACES



14th & 15th FLOOR WHITEHALL QUAY, WATERFRONT, LEEDS, LS1 4EH MAY SPLIT FROM 1,163sqft – 4,300sqft AVAILABLE

LOCATION

Located on Whitehall Road fronting the River Aire, opposite MEPCs Wellington Place which is home to various multiple retailers and leisure operators as well as major office occupiers including Sainsburys Local, the Good Luck Club, Caffé Nero, Squire Paton Boggs

There is a major open public car park immediately adjacent to the offices which are also very close to the Premier Inn, Leeds City Centre's primary retail core and of course Leeds Train Station which is a major national hub, a location plan is attached.

DESCRIPTION

The offices are arranged over 2 floors that can be split in a variety of different ways to provide anywhere in between 1,163 (108sqm) and 4,300sqft (399.5sqm).

The offices are truly unique being located at the top 2 floors of Whitehall Waterfront offering a spectacular view across the whole of Leeds. The space is glazed ground to ceiling with new carpeting and modern amenities (wc, shower, kitchen), plans available on request.

As currently configured the suites are split into a series of individual offices and meeting rooms. It is possible to split the accommodation to suit requirements specifically.

CAR SPACES

Within the basement there are 22 car spaces in total which go with the demise of our clients. These are to be let separately according to the requirements of the incoming tenant, but basement parking is secure and of high quality, there is a space for every 200sqft in effect, pricing on enquiry.

TITLE

Our clients are effectively 'owner occupiers' of a peppercorn lease. The property can be sublet in parts or as a whole on the basis of a new subleases of a term no less than 5 years certain.

OCCUPATIONAL COSTS (INDICATIVE)

Expenditure type (based on most recent)	Floor 14 Proportion (56%)	Floor 15 proportion (44%)
Areas	2,408sqft	1,892sqft
Rates	18,651	14,544
Energy costs	7,359	5,782
Service charge - Living City	13,881	10,906
Office insurance	1,969	1,547
Buildings Insurance	3,947	3,101
Total	45,807	35,991

The premises are available as is including furniture, fixtures and fittings, or these can be removed. The exact rent will be dictated by the extent of this and the length of lease as well as the strength of the prospective tenant's covenant.

PHOTOS

Further amazing photos available via dropbox, on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

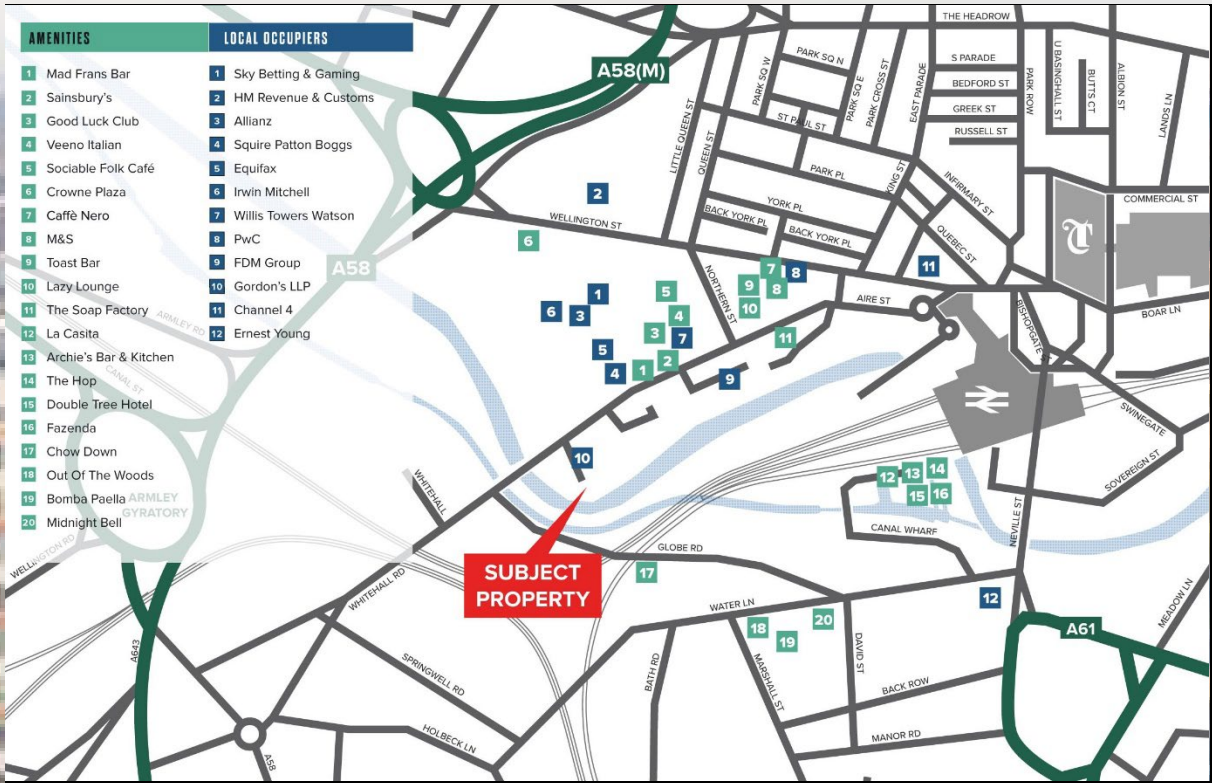
VIEWING

All enquires should be via the sole agents, Dresler Smith. For further information or to make arrangements to view, please contact:

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler / Karen Allen

davidd@dreslersmith.co.uk karena@dreslersmith.co.uk



Energy performance certificate (EPC)

14TH & 15TH FLOOR Whitehall Waterfront 2 Riverside Way LEEDS LS1 4EH	Energy rating	Valid until: 17 May 2034
	C	Certificate number: 0575-4400-9582-6807-7709

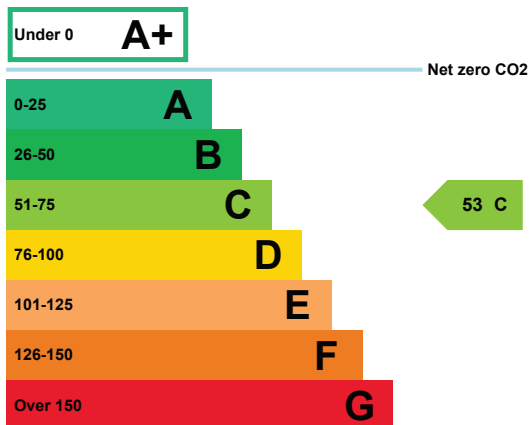
Property type	Offices and Workshop Businesses
Total floor area	373 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

34 B