

**TO LET**

**FIRST FLOOR OFFICE ACCOMMODATION**



**First Floor, Apollo House,  
Lupton Avenue, LS9 6ED**

- **1,195 sq ft (111 sq m)**
- **Prominently fronting Lupton Avenue**
- **First Floor Office accommodation**
- **Leeds City Centre close by**





## LOCATION

The property is prominently located fronting Lupton Avenue, just off York Road. Leeds city centre is within 1 ½ miles.

## DESCRIPTION

The property comprises a first floor office suite accessed via a pedestrian entrance door from the ground floor.

## TERMS

The premises are available by way of a new lease at an initial rental of £12,000 per annum exclusive for a term of years to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
1 <sup>st</sup> Floor Office	111.00	1,195
<b>TOTAL</b>	<b>111.00</b>	<b>1,195</b>

## RATEABLE VALUE

We are verbally informed that the current Rateable Value is £8,600.

## CONTACT

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