

TO LET

**EXTREMELY PROMINENT & ATTRACTIVE
SELF-CONTAINED OFFICE BUILDING with
ON-SITE CAR PARKING AVAILABLE**

200 – 1,130 sq ft



- Prestigious Building
- Close to Leeds City Train Station
- On-Site Car Parking Available

93 Water Lane, Leeds, LS11 5QN

LOCATION

93 Water Lane is situated at the intersection of David Street and Water Lane within the heart of the South Bank area of Leeds which has been extensively regenerated to provide an exciting business environment over the past few years, with office, residential, retail and leisure uses in the vicinity. The premises are just a circa 5-minute walk from Leeds City Train Station and is also just a short walk from various bars and restaurants, as you would expect from its central location. Leeds' retail quarter is also within close proximity.

The location of the premises makes access to both the motorway network (the M621 motorway is situated just a circa 5-minute drive south of the premises) and all areas of Leeds City Centre quick and easy.

DESCRIPTION

93 Water Lane is an extremely prominent and attractive 3-storey self-contained office building constructed of high-quality brick with attractive facing stonework under a traditional pitched slate roof. The property is designed in a prestigious Georgian style with a stone portico and timber-framed sash windows.

The building provides office accommodation on the ground, first and second floors, benefitting from flexible floorplates and the following specification features: -

- Raised access floors
- Floor coverings and decorations throughout
- Gas fired central heating
- Suspended ceilings
- LED and fluorescent strip lighting
- Excellent natural light
- Male and female W/C'S
- Fitted kitchen facilities
- Passenger lift
- Secure gated access
- Ample car parking available (at an additional cost)

ACCOMMODATION

The available accommodation provides the following net internal floor areas: -

Second Floor (Suite 1A) - **930 sq ft**

Second Floor (Suite 1B) - **200 sq ft**

PARKING

The property is set within its own private, secure car park where there are 25 marked-out car parking spaces, which are available to be specifically allocated to an occupier at an additional cost. Please contact the sole letting agents for further information.

RATES

The property has been assessed for rating purposes as "Office and Premises" and has a current rateable value of £55,500.

EPC

The property has been assessed for Energy Performance Certificate (EPC) and benefits from an EPC rating of C (58).

TERMS

The available accommodation is available by way of a new full repairing & insuring lease for a term to be negotiated and agreed.

The commencing rental rate is to be **£14.00 per sq ft exclusive**.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole letting agents: -

CARTER TOWLER
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