



Duncan House

14-16 Duncan Street, Leeds, LS1 6DL

**WELL LOCATED, COST
EFFECTIVE CITY CENTRE
OFFICES - AVAILABLE
IMMEDIATELY ON
INCLUSIVE TERMS**

985 to 2,576 sq ft
(91.51 to 239.32 sq m)

- CITY CENTRE LOCATION
- INCLUSIVE TERMS
- COMPETITIVE RENTS
- MODERN SPECIFICATION inc. AIR CONDITIONING
- PASSENGER LIFT ACCESS
- KITCHEN FACILITIES
- FULLY CARPETED & DECORATED

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Summary

Available Size	985 to 2,576 sq ft
Rent	£18,500 - £30,000 per annum
Business Rates	Business rates are not included within the inclusive rent. Interested parties are advised to make their own enquiries with the local rating authority.
Service Charge	Included within the rent.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

Duncan House is excellently located on Boar Lane, being surrounded by retail and leisure amenities, and is within a couple of minutes walk from Leeds Railway Station.

Duncan House is situated within the thriving commercial core of Leeds, with occupiers such as Deloitte LLP, Channel 4 and DLA Piper all being within the vicinity.

Description

Duncan House is a prominent and attractive four storey brick-built property with retail / leisure units at ground floor level and three floors of offices above. The available suites are situated on the first floor and are approached through a large, glazed ground floor reception foyer which benefits from excellent natural light. The suites are then accessed via the passenger lift or staircase.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - FIRST FLOOR WEST	985	91.51	Available
Suite - FIRST FLOOR EAST	1,591	147.81	Available
Total	2,576	239.32	

Terms

Each suite is available by way of a new full repairing and insuring lease for a term of years to be agreed.

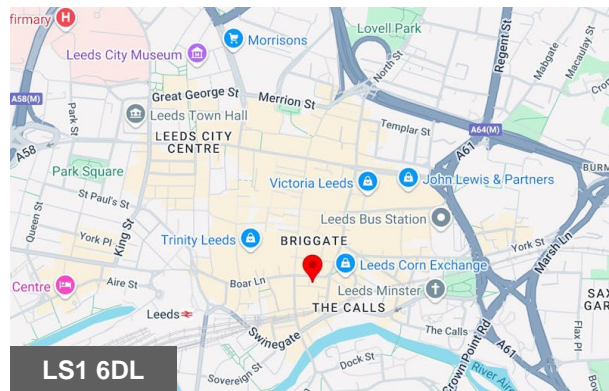
The rent is to be inclusive of the building service charge.

Viewings

For further information or to arrange a viewing please contact either of the joint letting agents:

Carter Towler - 0113 245 1447

Heaney Micklethwaite - 0113 245 1622



Viewing & Further Information



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