

# To Let

**Office 2,400 - 16,482 sq ft NIA**

No 1, Whitehall Riverside, Leeds, West Yorkshire, LS1 4BN



## Summary

- Rare Premium Business Space
- Type: Office
- Tenure: To Let
- Size: 2,400 - 16,482 sq ft NIA
- Rent: £27 per sq ft

## Highlights

- 4 Pipe Fan Coil Air Conditioning
- Secure Basement Car Parking
- Building Commissionaire
- 4 x 13 person passenger lifts
- Fully accessible raised floors
- Metal tiled suspended ceilings
- LED Lighting

## Location

Boasting a commanding presence in the West End district of Leeds, No 1 Whitehall Riverside comprises an unrivalled Grade A office building with eight floors of accommodation and an attractive waterside frontage to the River Aire.

Situated on Whitehall Road, only a few minutes' walk from the train station, the building provides a premium Grade A specification throughout.

## Availability

Floor / Unit	Description	Size	Rent	Availability
3rd	Part 3rd Floor	7,482 sq ft	£26	Available
4th	Part 4th - River Facing	2,400 sq ft	£27	Available

No 1 Whitehall Riverside represents a very unique opportunity within Leeds City Centre to acquire up to 16,000 ft² over two floors.

Approached through a striking full-height atrium with a manned reception, the property incorporates a central lift service to all floors. The main envelope of the building is of steel frame construction, which is clad externally with curtain walling incorporating double glazed windows, providing high levels of natural light and stunning riverside views.

Secure basement parking with internal access to the building is also available along with shower and changing facilities for those who cycle to work.

Approached by a stunning full height atrium, the Grade A offices benefit from very high quality fixtures and fittings and are finished to an excellent standard throughout.

Occupiers enjoy generous common areas and washrooms with contemporary fittings and a cafe bar on the ground floor.

## Energy Performance Rating

This property has been graded as 96(D).

## Rent

£27 per sq ft

## Business Rates

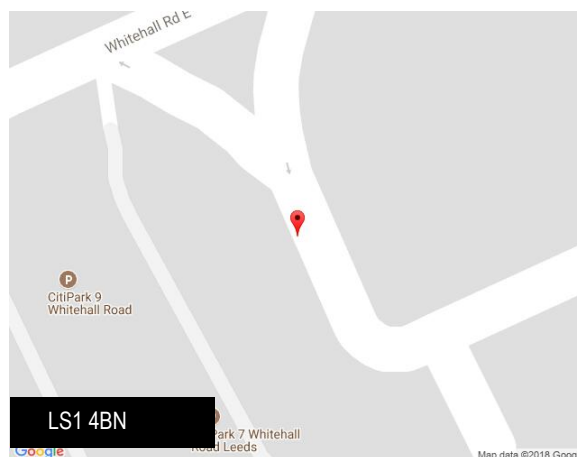
Rates Payable: £9.63 per sq ft

(based upon Rateable Value: £20.11 and UBR: 47.9p)

## Service Charge

£6.15 per sq ft

Insurance 0.29 per ft²



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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### Joint Agents

**Eamon Fox (Knight Frank)**

