



No 4 Victoria Place, LEEDS, LS11 5AE
TO LET

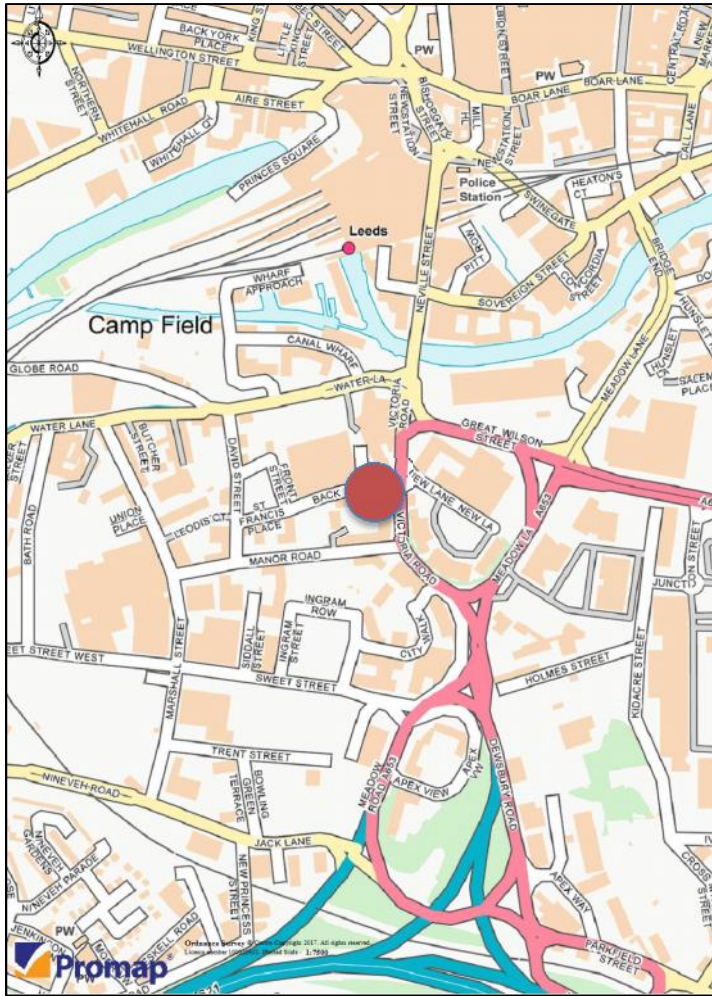
Self-Contained Offices with Parking
3,870 – 11,750 sq ft (362.3 – 1,092 m²)



Location

4 Victoria Place occupies an imposing location immediately to the south of Leeds Railway Station at the junction of Victoria Road and Manor Road.

Situated in the heart of the rapidly growing "South Bank" area, Victoria Place is close to ASDA's Headquarter and the offices of KPMG, British Telecom and UKi Partnerships. The building is only 5-10 minutes' walk into the principal shopping core.



Description

Victoria Place comprises an attractive courtyard scheme of offices. No 4 Victoria Place comprises a three storey office building capable of occupation as a whole or subject to sub-division in floors from 3,870 ft² upwards.

No 4 Victoria Place provides office occupiers a rare opportunity to potentially occupy the whole of a self-contained detached building. Nearby amenities include a Starbucks, Tesco Metro and Philpotts.

Accommodation

The building has been measured in accordance with the RICS Standard Code of Measuring Practice (6th Edition) and has a net internal floor area of 11,754 ft², but can be sub-divided to provide floors from 3,870 ft² upwards.

Ground Floor	3,870 ft ²
First Floor	3,942 ft ²
Second Floor	3,942

In addition a total of 27 car spaces are available.

Specification

No 4 Victoria Place will in due course receive a refurbishment to include:-

-)} High quality entrance lobby and common areas
-)} Full access raised floors 250 mm
-)} Acoustic ceiling tiles with recessed LED Lighting
-)} Male, female and disabled wc facilities
-)} 24 hours/7 day week access
-)} Adjacent parking

Lease Terms

The premises will available as a whole or on a floor by floor basis by way of a new lease on effective FRI terms.

A service charge will be levied to cover the exterior of the building and all common areas. Details of the rent and service charge costs are available upon application.

Rates

The rating assessment from 01/04/2017 is £162,000. The current UBR is £0.479p. NB The Car spaces are separately assessed.

EPC

An EPC will be prepared following refurbishment of the premises.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Information / Viewing

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