

DRAFT DETAILS

**9th Floor Bridgewater Place, Water Lane, LEEDS
TO LET**

Offices with Parking

9,000 – 18,350 sq ft (836 – 1,704.76 sq m)

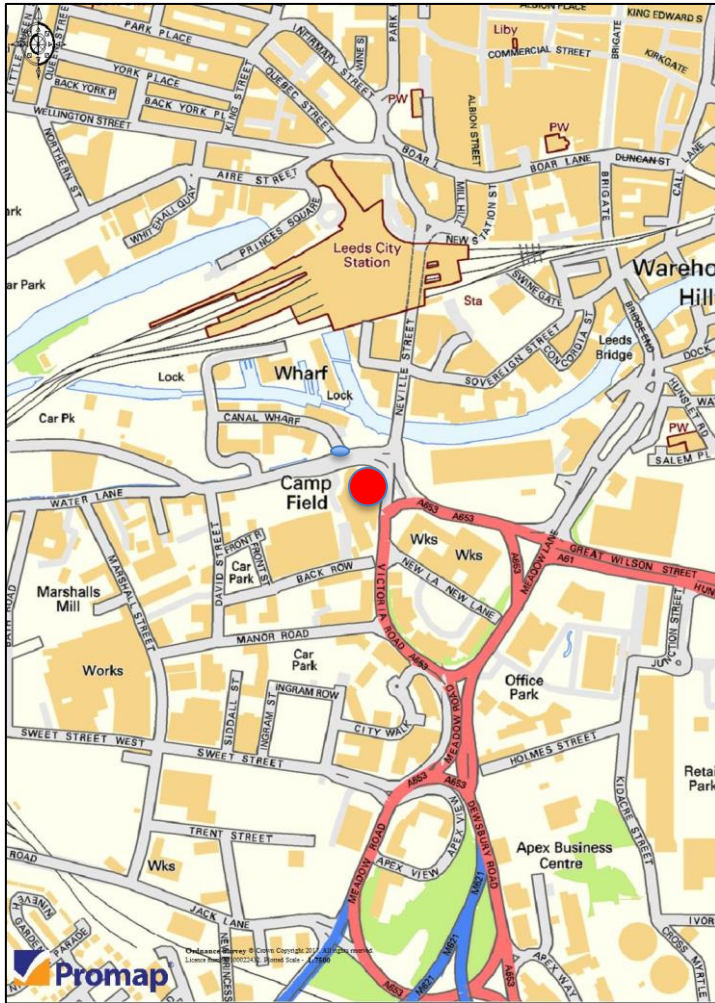


BRIDGEWATER PLACE, WATER LANE, LEEDS, LS11 5BZ

Location

Bridgewater Place stands in an imposing location immediately to the south of Leeds Railway Station at the junction of Neville Street and Water Lane.

Situated in the heart of the rapidly growing "South Bank", Bridgewater 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

Bridgewater Place comprises an award winning 32 storey office and residential tower. The subject offices are situated on the 9th floor being capable of occupation as a whole or subject to sub-division in suites from c.9,000 ft² upwards.

One of the finest mixed use developments in the north, the building offers a range of excellent facilities including a Tesco Metro convenience store, Philipotts sandwich store and Starbucks.

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 18,350 ft², but can be sub-divided to create suites from 9,000 ft².

In addition a total of 22 car spaces are available with the entire floor, 8 of these spaces are in tandem and must be occupied together.

Specification

The specification at Bridgewater Place is of a high standard comprising:-

- State of the art atrium and cladding system
- Structural glass walling to 2 elevations
- Access raised floors 150 mm
- 2.80m floor to ceiling height
- 500 x 500 metal ceiling tiles with recessed lighting
- 4 pipe fan coil comfort cooling
- Male, female and disabled wc facilities
- 24 hours/7 day week access

Lease Terms

The premises are available as a whole or on a suite by suite 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 draft rating assessment from 01/04/2017 is £277,500. The current UBR is £0.479p. Car spaces are separately assessed.

VAT

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

Information / Viewing

Strictly by appointment:

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