

Riverside House, 7 Canal Wharf LEEDS, LS11 5WA

ATTRACTIVE CANALSIDE OFFICES – TO LET ON SHORT TERM LEASE
2,369 sq ft – 6,413 sq ft (220 - 595 sq m)



RIVERSIDE HOUSE, 7 CANAL WHARF, LEEDS

Location

Riverside House is situated in the unique picturesque waterside setting known as Granary Wharf and forms part of the popular Holbeck Urban Village in the south-west of Leeds City Centre. Holbeck Urban Village is a mixed use quarter of Leeds city centre and is currently subject to a significant urban regeneration and development.

Granary Wharfs unique waterside setting offers a mixture of bars, restaurants, residential, offices and a hotel providing an outstanding city centre heaven.

With the opening of the new southern entrance to Leeds Train Station in January 2016, Riverside House is now just 1 minute walk providing exceptional commuter access via rail. Junction 3 and 4 of M621 are situated less than 1 mile to the south providing convenient access to the wider M1/A1/M62 motorway network and Leeds Inner Ring Road.



Description

Riverside House is a detached office property which was purpose built in circa 1995 offering unique views in an unrivalled city centre setting. The building is of steel frame construction and comprises brick elevations under a pitched tiled roof.

The property has the following specification:-

- Air Conditioning
- Central Heating
- Full Access Raised Floors
- Suspended Ceilings
- WC Facilities on all Floors
- 8 person passenger lift
- 8 Undercroft parking spaces

Accommodation

The property has been measured in accordance with the RICS Standard Code of Measuring Practice to provide the following net internal areas:-

The building is available as a whole or on a floor by floor basis on flexible lease terms.

Description	Offices	Sq.m	Sq.ft
Ground	Office	220.17	2,369
First	Office	375.68	4,044
	TOTAL NIA	595.85	6,413

Rates

The two floors need to be separately assessed.

For further information please contact the Business Rates Department of Leeds City Council on 0113 247 6983 for confirmation.

EPC

The property has been assessed to have an EPC Rating of E – 115. A copy of the certificate is available upon request.

Terms

The property is available to let as a whole or on a floor by floor basis by way of a short term lease.

Vat and Legal Costs

All prices are exclusive of VAT and may be payable in addition unless stated otherwise.

Each party to be responsible for their own legal costs incurred in the transaction

Information / Viewing

Strictly by appointment:

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