



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

FLEXIBLE CITY CENTRE OFFICE SUITES

**KILKENNY HOUSE,
7 KING STREET/1A YORK PLACE,
LEEDS, LS1 2HH**

42 – 96.24 m² (455 – 1,037 sq ft)



- Affordable modern office accommodation in a central location
- Flexible terms with suites available from only 455 sq ft
- Immediate occupation

0113 2348999

Location

Kilkenny House is located at the junction of King Street and York Place at the heart of the professional core of the city centre.

The building is within a few minutes walk of Leeds city railway station together with the retail and leisure amenities afforded by Leeds city centre.

Easy access is provided to the Leeds inner ring road, M62/M621 motorways and the wider road network beyond.

Description

Kilkenny House is an attractive four storey office building and occupies a prominent corner position. Disabled access is provided on York Place to an entrance lobby with lift serving all floors. Part first and third floors are available although each floor offers differing styles of accommodation.

Accommodation

		m ²	(sq ft)
First Floor	York Place	54.06	(582)
Third Floor	York Place	42.18	(455)

Total Net Internal Floor Area Up to 96.24 m² (1,037 sq ft)

The imaginative use of the roof space on the third floor has created unusual and attractive office accommodation which is split into a large meeting area and open plan offices.

The suite is lit by a mixture of spotlights and surface mounted fluorescent lighting. The walls are painted and the floor is carpet tiled.

Fully tiled ladies and gents toilets are provided on both floors.

The building has gas fired central heating and access via an entry phone system.

Rating

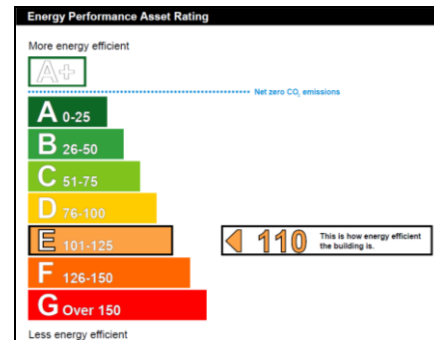
We understand from Leeds City Council that the property is rated on the following basis:-

Part First Floor	RV £6,200
Third floor office	(To be reassessed)

The National Uniform Business Rate for 2017/18 is 46.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Leeds City Council Tel: 0113 234 8080.

Energy Performance Certificate (EPC)



Lease Terms

Each suite is available either separately or together on new full repairing and insuring leases and terms to be agreed, plus the service charge.

Service Charge

Service charge is payable for the upkeep of the common areas and provision of common services.

Rent

First Floor £7,275 per annum (£12.50 psf) exclusive.

Third Floor £10 psf exclusive.

VAT

The rent is quoted exclusive of VAT

Legal Costs & Stamp Duty

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the joint sole agents:-

Michael Steel & Co
Richard Barker
Ben Preston

Tel: 0113 234 8999
richard@michaelsteel.co.uk
ben@michaelsteel.co.uk

Carter Towler
Phil Shopland-Reed
Hazel Cooper

Tel: 0113 245 1447
philsreed@cartertowler.co.uk
hazelcooper@cartertowler.co.uk

Our Ref: 0843/A/RB
Updated October 2017

Subject to Contract



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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.