



## Fully Fitted Second Floor Office Suite 1,764 sq. ft (163.9 sq. m)

### Property Highlights

- Grade II\* Listed building and former Flax Mill which has undergone major refurbishment to deliver flexible open-plan floorplates
- Combines historic character with high-quality contemporary design
- 2x meeting rooms and fitted kitchenette
- Five on-site car parking spaces

For more information, please contact:

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## Description

Marshalls Mill is a Grade II\* Listed former Flax Mill which has undergone major refurbishment to provide flexible open-plan floorplates.

The available suite has been recently refurbished and benefits from being predominantly open plan.

Both the suite and the property provide the following specification:

- Fully managed reception
- Period features and exposed brickwork
- Fitted kitchenette and 2 meeting rooms
- Suspended LED lighting
- Excellent natural light
- Super-fast fibre optic broadband
- 5 on-site car parking spaces
- Cycle storage

## Location

Marshalls Mill is located to the South of Leeds Railway Station, in the Round Foundry area.

Situated just a short walk from the railway station and within immediate access to the motorway network, Marshalls Mill has great physical connectivity, combined with city centre convenience.

The property benefits from being situated in close proximity to many pubs, restaurants and independent cafes.

## Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

|              | Sq. ft | Sq. m |
|--------------|--------|-------|
| Second Floor | 1,764  | 163.9 |

## Terms

The accommodation is available by way of a sublease or assignment. Further details available on request.

## Rent

Rent available on application.

## Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

## EPC Rating

A copy of the Energy Performance Certificate is available upon request.

## Business Rates

We recommend all interested parties to make their own enquiries with Leeds City Council.

## Legal Costs

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

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

## SUBJECT TO CONTRACT





