



Unit 2B, Block E

The Boulevard, Leeds Dock, Leeds, LS10 1PZ

A self-contained design led, creative workspace situated at Leeds Dock, a vibrant, mixed-use waterside community in the heart of the city

4,510 sq ft
(418.99 sq m)

- Design led creative workspace
- Air conditioning
- Self-contained workspace
- 2 kitchen/break out areas
- Shower room
- High Speed connectivity

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Summary

Available Size	4,510 sq ft
Rent	£25.00 per sq ft
Rates Payable	£8.91 per sq ft
Rateable Value	£78,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit 2B, Block E provides a high quality 4,150 sq ft self-contained creative workspace at the heart of Leeds Dock offering unrivalled profile and prominence.

The office provides a principally open plan workspace environment at ground floor and mezzanine level with a prominent 5m high glazed façade onto the Boulevard. Unit2b is self-contained with private access and facilities including shower facilities and W/C's including disabled toilet.

Location

Leeds Dock is easily accessible, being a short distance from Leeds central business district by foot, bike, car or public transport. Leeds Dock has its own dedicated shuttle bus and unique water taxi service that runs on a daily basis.

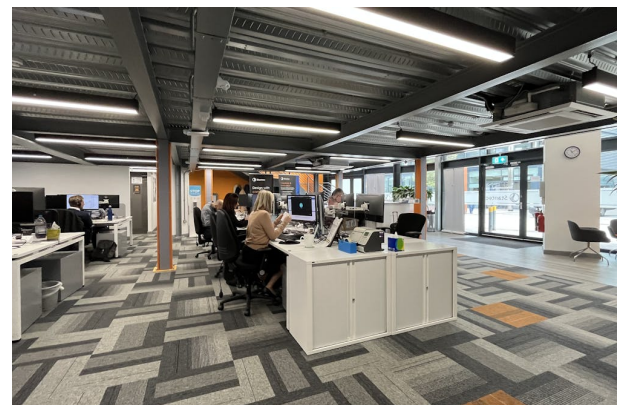
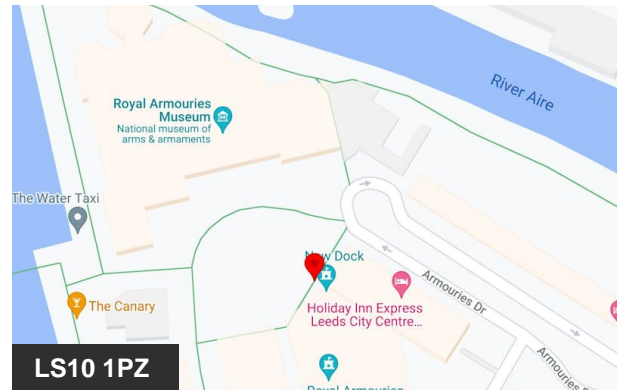
Leeds Dock is home to some of the biggest technology and media businesses in Europe and has already attracted an enviable roster of tenants including EE, SKY and numerous entrepreneurs and SMEs. With its unrivalled setting and proximity to the city centre, Leeds Dock is a creative hub for emerging industries and a melting pot for businesses big and small, inspiring and fostering growth and collaboration.

Viewings

Viewings are by prior appointment with agents WSB

Terms

Unit 2B is offered to let by way of a new lease on terms to be agreed at a quoting rent of £26 per sq ft.



Viewing & Further Information



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