



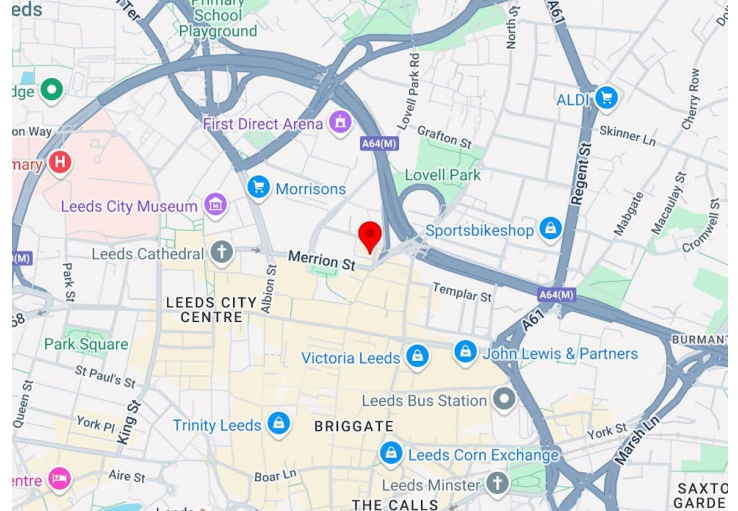
A rare opportunity to occupy a historic office / 'Class E' in Leeds City Centre suitable for office / storage use (STP).

- Excellent transport connections
- Flexible lease terms
- Self-contained unit
- Popular area of Leeds City Centre
- Available on a short-term basis
- Competitive rent

Belgrave Hall

Belgrave Street, Leeds, LS2 8DD

AVISON
YOUNG



Summary

Available Size	14,232 sq ft / 1,322.20 sq m
Rent	Competitive rent on application.
Business Rates	The tenant is responsible for rates payable direct to the relevant charging authority.
Service Charge	Service charge is available upon request.
Estate Charge	N/A
EPC	D

Property Highlights

Belgrave Hall comprises a brick built, self-contained three storey (plus basement) office / 'Class E' building with 6 parking spaces on the dedicated on-site car park. The property is available as a whole and in its current condition. Leases are available on a short-term basis to allow for potential future redevelopment.

Location

Belgrave Hall is located within easy walking distance of Leeds main shopping district, with the Merrion Centre just a minutes' walk away. This area of Leeds is attracting major investment, with a variety of amenities at the doorstep of Belgrave Hall. Occupiers can enjoy the array of retail, leisure and cultural attractions Leeds has to offer, such as the First Direct Arena. Belgrave Hall also benefits from excellent transport connections, with immediate links to the A62 (M) Inner Ring Road giving access to the motorway network. Leeds Train Station can be reached in 12 minutes on foot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	907	84.26	Available
Unit - Reception	296	27.50	Available
Ground	3,279	304.63	Available
1st	4,860	451.51	Available
2nd	4,890	454.30	Available
Total	14,232	1,322.20	

Specification

This property not only offers an excellent location, but also an abundance of natural light. The building has a reception and benefits from a kitchen and WC facilities on each floor with perimeter trunking and a mix of sub-divided and open plan office space.

Amenities & Specifications

- Total parking spaces: 6
- Build Date: 1930s
- Carpeting: Yes
- Good ceiling height: Yes
- Excellent natural light: Yes
- Trunking: Perimeter trunking
- Accessible WCs: Yes
- Kitchen: Yes
- Male and female WCs: Yes

