



Four York Place LSI

1,309 - 2,723 sq ft boutique offices to let

Only 2 floors remaining

Refurbished to a very high standard

The property comprises an attractive 5 storey brick-built office building with car parking in the basement and office accommodation from lower ground to 3rd floor level.

The common parts within the building have been refurbished to a very high standard including re-decoration and feature walls.

The available suites are on the second and third floors. Each floor benefits from its own separate male, and female WC facilities as well as a kitchen, therefore making each floor self-contained.

Specification includes



New air conditioning



1GB fibre link to building



Power and data cabling installed



New carpeting



Front door video entry system



High quality kitchen



Fitted options available



LED lighting



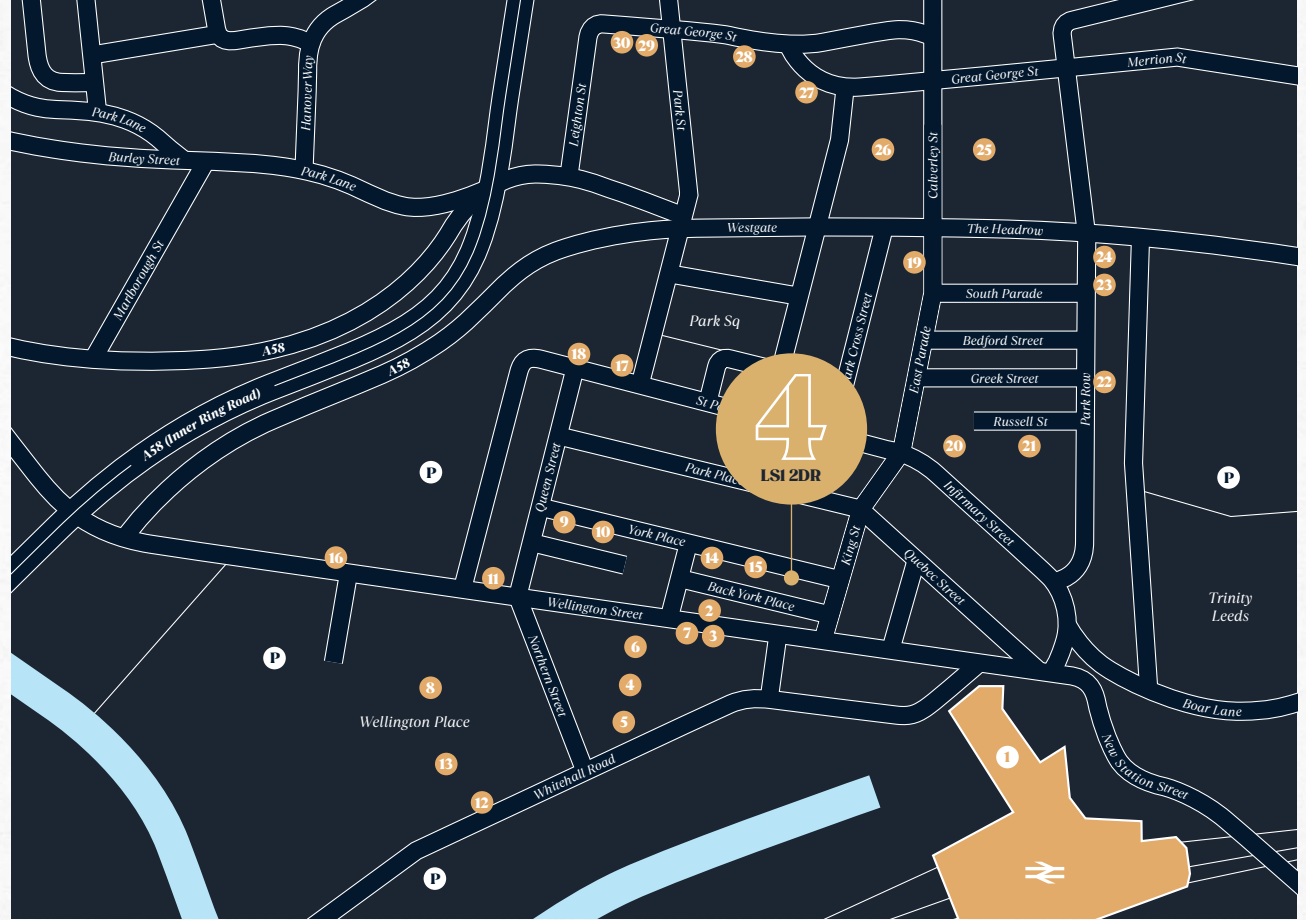
Four York Place LSI

Situated within the traditional core of Leeds city centre

4 York Place is conveniently located for easy access within a short walking distance of the retail quarter, the railway station, the Law Courts and many car parks.

Accommodation

Floor	Approx NIA (sq ft)
Basement	Let
First	Let
Second	1,414
Third	1,309
Total	2,723



Local Occupiers

- | | | | | |
|------------------------|---------------------|-------------------------|-------------------------|------------------------|
| 1. Leeds Train Station | 7. Caffè Nero | 13. Good Luck Club | 19. Iberica | 25. Leeds Art Gallery |
| 2. Wolfax | 8. Sociable Folk | 14. Nosh | 20. Blackhouse | 26. Leeds Town Hall |
| 3. M&S Simply Food | 9. My Thai | 15. Miah's Kitchen | 21. La Bottega Milanese | 27. Brod Sandwich Bar |
| 4. Toast | 10. IF... Up North | 16. Starbucks | 22. Riva Blu | 28. Union Coffee House |
| 5. Lazy Lounge | 11. Editors Draught | 17. La Bottega Milanese | 23. Gaucho | 29. Senbon Sakura |
| 6. Co-op | 12. The Place | 18. Bagel Nash | 24. Caffè Nero | 30. Fint |

Four York Place LSI

Well appointed space finished with high quality materials

Rates

Business rates will be payable by the tenant in respect of the demise. Further information available upon request.

EPC

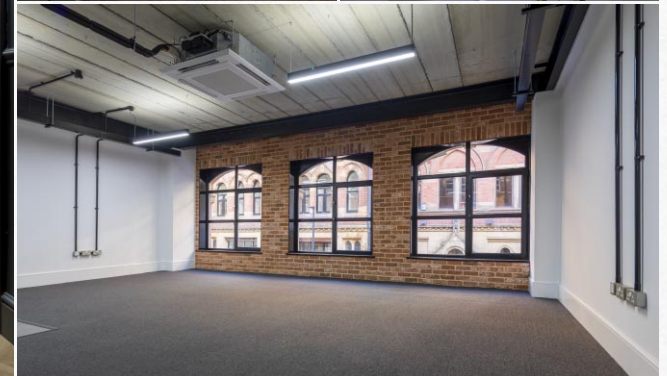
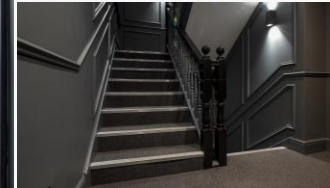
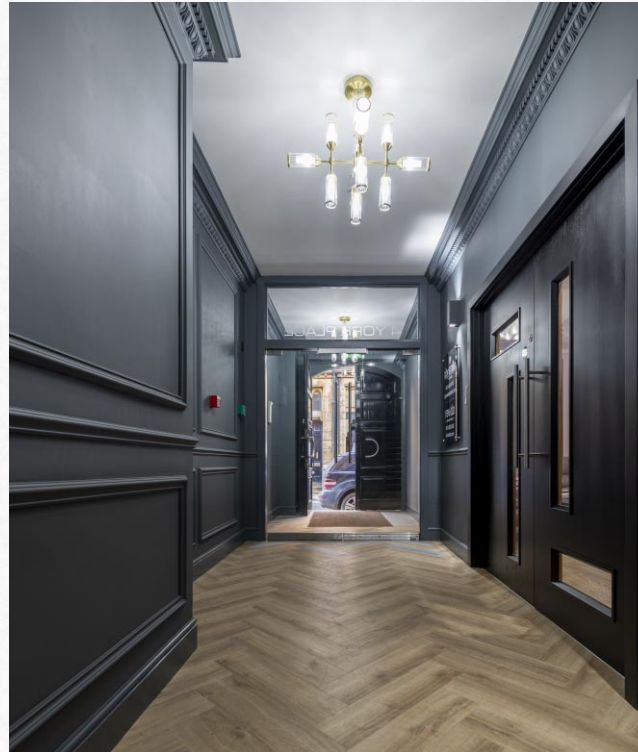
4 York Place has an EPC rating of B.

Parking

There is a tandem car parking space (accommodating 2 cars) available in the secure basement car park at an additional rent.

Terms

The office suites at 4 York Place are available by way of new full repairing and insuring leases for a term to be negotiated and agreed.



Viewing / Further Information

For further information or to arrange a viewing please contact either of the joint letting agents:



Clem McDowell
clemmcdowell@cartertowler.co.uk

James Jackson
jamesjackson@cartertowler.co.uk



Elizabeth Ridler
elizabeth.ridler@knightfrank.com

Victoria Harris
victoria.harris@knightfrank.com



Matthew Tootell
mt@bowcliffelp.com

Important notice relating to the misrepresentation act 1967 and the property misdescription act 1991

Carter Towler, Knight Frank and Bowcliffe on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler, Knight Frank or Bowcliffe has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

The date of this publication is April 2024.