

TO LET

PRESTIGIOUS SELF-CONTAINED OFFICE

62 WELLINGTON STREET, LEEDS, LS1 4DL



Location

The property is prominently situated fronting onto Wellington Street between the intersections with Britannia Street and King Street, approximately 400 yards from City Square and Leeds Train Station. The building is ideally positioned within the central business district of Leeds for a variety of professional and financial office occupiers.

Wellington Street is one of the major arterial routes in and out of Leeds City Centre and provides direct and easy access to the A58 (M) Inner Ring road, the national motorway network beyond and suburbs around Leeds.

Description

62 Wellington Street is a self-contained mid-terrace period building, which provides modern office accommodation arranged over three floors. The property benefits from the following specification:

- Open plan office accommodation
- Integrated meeting rooms
- · Carpeted throughout
- Plastered and painted walls
- Gas fired central heating
- · Perimeter trunking
- Kitchen
- Male / Female WC's
- · Dedicated car parking area



Accommodation

Description	Approx. Net Internal Floor Area	
	Sq M	Sq Ft
Office accommodation	192.96	2,077
Total	192.96	2,077

Energy Performance Certificate (EPC)

The property has been assessed and has achieved a D (99) rating. A full EPC is available on request.



Terms & Tenure

The property is held on a lease with the following principle terms:

Lease Details		
Term	20 years from 12th June 2015	
Break Option	10th and 15th anniversary	
Rent Review	10th and 15th anniversary	
Lease	Full Repairing and Insuring	
Rent	£30,000 per annum	

The property is available by way of an underletting to 12th June 2025.

Alternatively, a new lease directly from the Landlord may be available, subject to contract.

Rateable Value

The property is assessed in the 2023 rating list as follows:

Address	Description	Rateable Value
62 Wellington Street, Leeds, LS1 2EE	Offices and Premises	£34,500

VAT

All figures quoted are deemed to be exclusive of VAT.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract, 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property, 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Viewings

For further information or to arrange a viewing please contact the sole letting agents:

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