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To Let – COMING SOON

Halsbury House, Chancellor Court, 21 The Calls
Leeds, LS2 7EH

- 3,374 – 6,737 sq ft (NIA)
- 6 on site car parking spaces
- Full access raised floors
- Comfort cooling

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
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Location

Halsbury House is situated at the top end of the Calls, a popular and established commercial district located to the south east of the city which is home to a significant number of creative and design orientated professionals. Occupying a prominent position on the corner of Crown Street and The Calls, the property is situated within close proximity to the train station and a plethora of retail outlets, bars and restaurants.



Specification

The offices which are situated on the first and third floors are shortly to undergo a comprehensive refurbishment to provide offices of the following specification:-

- ◆ Full access raised floors
- ◆ Suspended ceiling with integral LED lighting
- ◆ New air conditioning system
- ◆ Refurbished male, female and disabled toilet facilities
- ◆ Lift access
- ◆ DDA compliant
- ◆ New shower facilities
- ◆ Video entry system
- ◆ Kitchen
- ◆ External cycle storage
- ◆ Onsite courtyard parking

Accommodation

The offices have been measured to have the following approximate net internal floor area:-

Floor	Size (sq ft)
First	3,374
Third	3,363
Total	6,737

Parking

Accessed from the Calls under the entrance marked Chancellor Court, a minimum of 6 on site surface car parking spaces to be allocated on a pro-rata basis are available to the rear of the property by way of a separate licence agreement. Rent upon application.

Terms

The offices are available by way of a new effective FRI lease for a term to be agreed.

Rates

The offices have been assessed to have Rateable Values of the following:

Floor	Rateable Value
First	£49,250
Third	£51,500

We recommend all interested parties to make their own enquiries of the Valuation Office.

EPC

The building has been assessed to have an EPC Rating of C (67). A copy of the full certificate is available upon request.

Service Charge & Estate Charge

The tenant will be responsible for the payment of a service charge and estate charge for the duration of the term. Further information available upon request.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for its own legal costs incurred in the preparation and completion of the legal documentation.

Viewing & Further Information

Strictly by appointment with sole agents Knight Frank

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

Subject to Contract

Photographs & Particulars: September 2017

Important Notice

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