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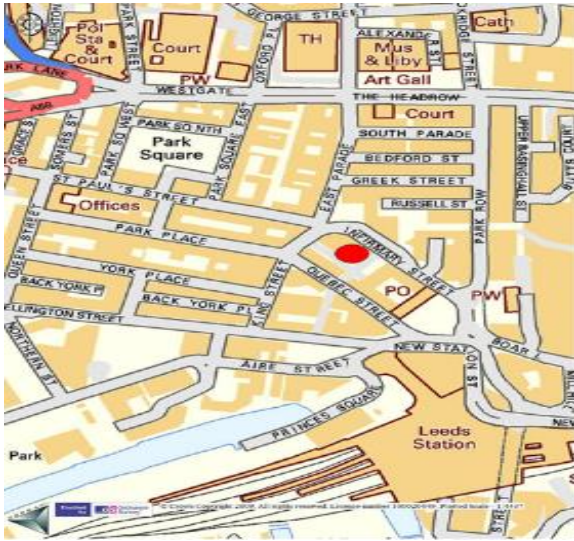
## To Let

Aspire, 2 Infirmary Street, Leeds, LS1 2JP

- Second and third floor availability
- 4,790 – 7,030 sq ft (445 - 653 sq m) NIA
- 4 car parking spaces

**0113 246 1533**

9 Bond Court, Leeds, LS1 2JZ  
email: [leeds@knightfrank.com](mailto:leeds@knightfrank.com)



### Location

Aspire is located at the western end of Infirmary Street, in close proximity to its intersection with King Street, within approximately 360m walking distance of Leeds Railway Station. This attractive and prominent period property occupies a prime position in the heart of the professional core of Leeds City Centre.

Benefiting from close access to the Leeds inner ring road and national motorway network, the location has excellent transport links and enjoys an excellent mixture of retail and leisure amenities within the immediate vicinity.



### Description

Aspire comprises an attractive period building offering accommodation over ground and three upper floors.

The office element of the property is accessed via an enhanced feature reception and entrance incorporating modern finishes while retaining the original features of the building. The occupier of the property will have the additional benefit of separate 'staff' entrance with passenger lift and stairs.



### Catering Facilities and Meeting Rooms

Occupiers of the property are invited to take advantage of the catering facility within the building as well as additional meeting/ board rooms and conferencing facilities available subject to booking with sizes ranging from 84 sq ft upwards.

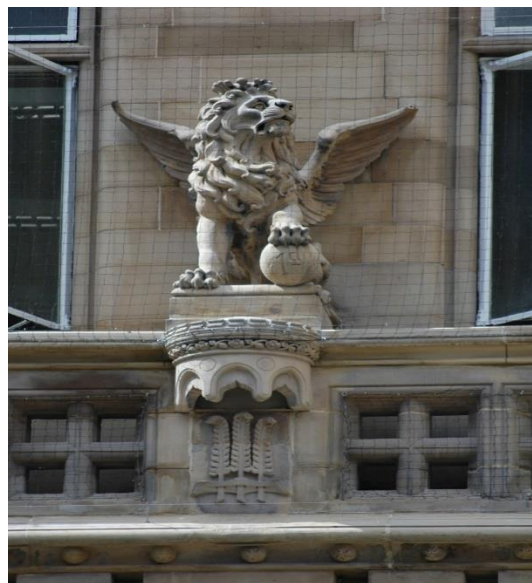
Further information on the meeting rooms is available on request, availability on the third floor as follows;

Room	Sq ft	Sq m
1	341	31.68
2	85	7.89
3	84	7.84
4	145	13.50
5	155	14.42
6	150	13.97
7	233	21.64
8	258	23.97
9	128	11.87
10	116	10.79
11	135	12.50
12	134	12.47
13	137	12.70
14	139	12.91
<b>TOTAL</b>	<b>2,240</b>	<b>208.15</b>



## Accommodation

The current availability is 4,790 sq ft (445 sq m) on the second floor. An additional 2,240 sq ft (208 sq m) may also be available on the third floor, further details available on request.



## Car Parking

4 onsite car parking spaces are available by way of a separate License Agreement at £2,800 per space per annum. Further details available upon request.

## Visitor Car Parking

Visitor parking is available for the benefit of occupiers within the building. Parking can be provided on an hourly basis with further information on availability and rates available on request.

## Rates

The ingoing tenant will be responsible for all rates and taxes levied upon the accommodation. We understand the rates payable are currently £5.78 psf. We advise that interested parties make their own enquiries with the Local Rating Authority (0113 249 6983).

## Terms

The accommodation is available to let by way of a new effective Full Repairing and Insuring lease on terms to be agreed at a rent of £19.50 psf pa exclusive.

## Service Charge

The service charge payable is £4.50 per sq ft inclusive.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All reference to price, premium or rent deemed are exclusive of VAT unless expressly stated otherwise.

## Viewing & Further Information

Strictly by appointment with the joint letting agents:

### Knight Frank

Contact: Eamon Fox

Email: [eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)

Tel: 0113 297 2433

Contact: Sam Jamieson

Email: [sam.jamieson@knightfrank.com](mailto:sam.jamieson@knightfrank.com)

Tel: 0113 288 5261

### Heaney Micklethwaite

Contact: Marcus Heaney

Email: [marcus@heanymick.co.uk](mailto:marcus@heanymick.co.uk)

Tel: 0113 245 1622

## Subject to Contract

Photographs: January 2011

Particulars: January 2018

#### **Important Notice**

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