

KnightFrank.co.uk



September 2017

To Let

Third Floor, Halsbury House, Chancellor Court, 21 The Calls

Leeds, LS2 7EH

- 3,500 sq ft (NIA)
- 3 on site car parking spaces
- Full access raised floors
- Comfort cooling

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com

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 third floor benefit from the following:-

- ◆ Full access raised floors
- ◆ Suspended ceiling with integral lighting
- ◆ Comfort cooling
- ◆ Male and female toilets
- ◆ Lift access
- ◆ DDA compliant
- ◆ Cycle storage
- ◆ Onsite parking
- ◆ Door Entry system

Accommodation

The offices have been measured to have a net internal floor area of approximately 3,500 sq ft.

Parking

Accessed from the Calls under the entrance marked Chancellor Court, a minimum of 3 on site surface car parking spaces 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 third floor has been assessed to have Rateable Value of £51,721 per annum. 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

A service charge is payable in respect of the demise.

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

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.

Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.