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**To Let**

## Britannia Chambers

4 Oxford Place, Leeds, LS1 3AX

- Self-contained modern office accommodation
- 5,323 sq ft available
- Prominent City Centre Location
- Flexible terms available
- Suitable for a variety of uses and occupiers

**0113 246 1533**

9 Bond Court, Leeds, LS1 2JZ  
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### Location

Britannia Chambers is prominently situated on Oxford Place, just off The Headrow within the heart of Leeds' traditional business district. The city's law courts, Civic Hall council Offices, Leeds General Infirmary and the train station are all within a short walk.

### Description

This attractive period building is the first purpose built office building in Leeds and comprises modern office and storage accommodation arranged over lower ground, ground, first, second and third floors, plus an additional separate cottage to the rear and dedicated off street parking. Features include;

- ◆ Suspended ceilings with integral lighting
- ◆ Perimeter trunking
- ◆ Fully carpeted
- ◆ Kitchenette facilities
- ◆ Break out area
- ◆ Male and female WC facilities



### Accommodation

The available accommodation has been measured to have a net internal floor area of 5,323 sq ft divided as follows;

FLOOR	SIZE (SQ FT)
Lower Ground	985
Ground	1,002
First	1,050
Second	1,090
Third	706
Cottage (Ground)	241
Cottage (First)	249
<b>TOTAL</b>	<b>5,323</b>



### Terms

The accommodation is available to let by way of a sublease for a term to be agreed up to 2023 at a rent of £65,000 per annum exclusive. Further details available upon request.

### EPC

The offices have been assessed to have an EPC Rating of F (126). A copy of the full certificate is available upon request.

### Rates

According to the Valuation Office Agency's website, the suite has been assessed to have a Rateable Value of £36,250. The business rate liability for this financial year 2017/2018 is £0.479. This information can be confirmed by contacting Leeds City Council on 0113 222 4444.

**Viewing & Further Information**

Strictly by appointment with the sole letting agents:

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)

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**Subject to Contract****Photographs & Particulars: March 2017  
& May 2017****Important Notice**

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