



**FIRST FLOOR  
13 QUEEN SQUARE  
LEEDS  
LS2 8AJ**

**TO LET**

**FIRST FLOOR OFFICE SUITES AVAILABLE**

**583 sq ft (54.2m<sup>2</sup>) – 706 sq ft (65.6m<sup>2</sup>)**

## LOCATION

Queen Square is located on the fringe of Leeds city centre and within walking distance of the main shopping areas and the traditional financial core of the city. It is also immediately adjacent to the Leeds Arena and close to the Merrion Centre and Claypit Lane which provides immediate access to the Inner Ring Road and associated motorway network beyond.

## DESCRIPTION

The property comprises a mid-terrace 2-storey property within which 2 first floor office suites are available. The front suite comprises two rooms with additional storage. The rear suite comprises a reception lobby and 4 separate offices. Kitchen and WC facilities are shared and are located within the common parts of the building.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the suites provide the following approximate net internal area:

Front Suite	583 sq ft (54.2m <sup>2</sup> ).
Rear Suite	706 sq ft (65.6m <sup>2</sup> )

## TERMS

The office suites are offered to let on an effective full repairing and insuring lease at an initial rent of:

Front Suite	UNDER OFFER
Rear Suite	£10,590pa

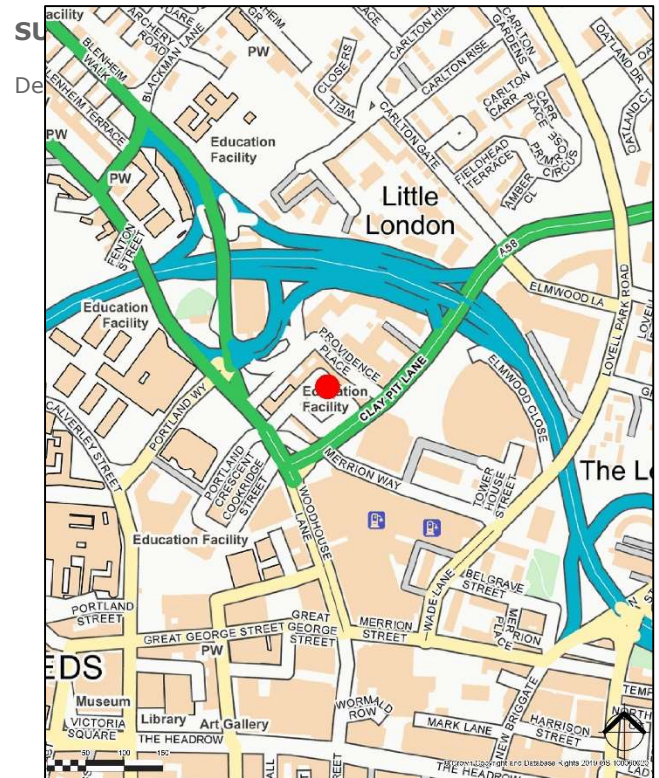
It is understood that VAT is not applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£5,900 and £6,200**. Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 ([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk)) or Alfie Stevens-Neale on 0113 239 5778 ([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).



## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

106

This is how energy efficient the building is.

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.