



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

**TO LET**

**First floor office suite**

**583 sq ft (54.2m<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 a first floor office suite is available. The suite comprises two rooms with additional storage. Kitchen and WC facilities are shared and 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 unit provides the following approximate net internal area of 583 sq ft (54.2m<sup>2</sup>).

## TERMS

The office suite is offered to let on an effective full repairing and insuring lease at an initial rent of **£8,750 pa.** 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.** Interested parties are advised to direct further enquiries to the local authority.

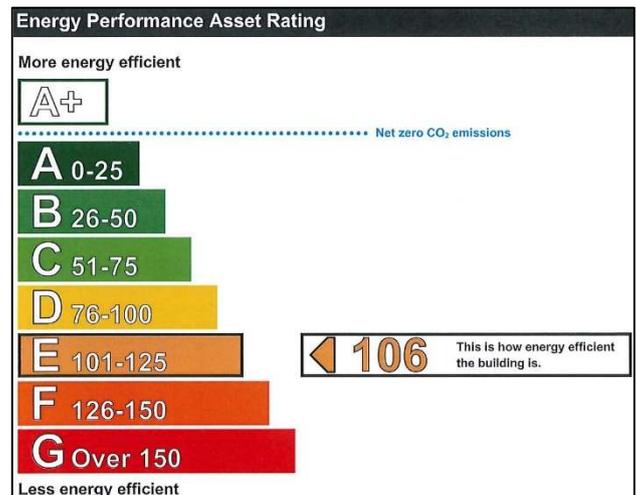
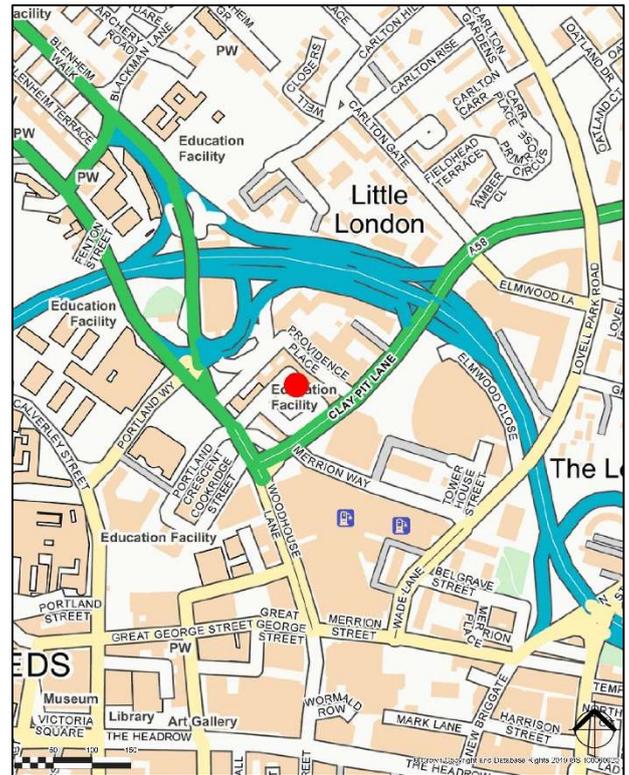
## VIEWING/FURTHER INFORMATION

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)).

## SUBJECT TO CONTRACT

Details prepared October

SPD/SJC



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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.