



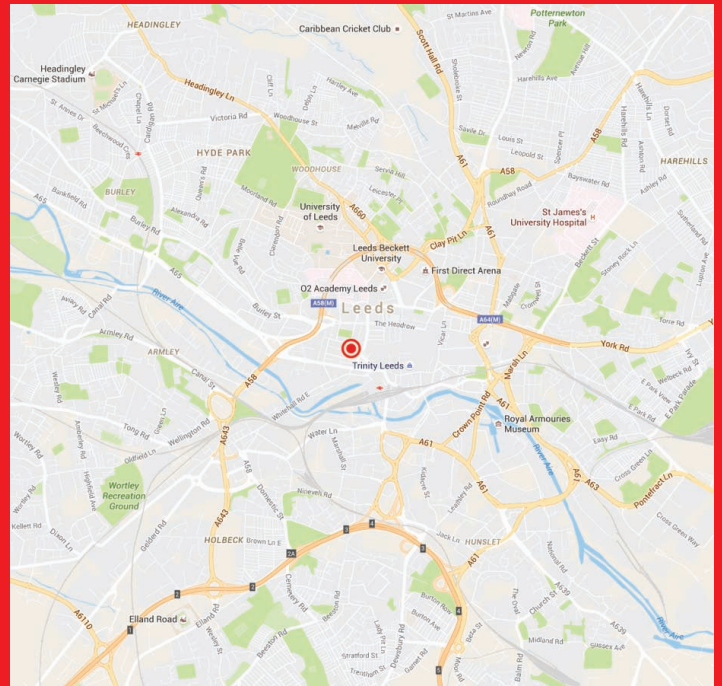
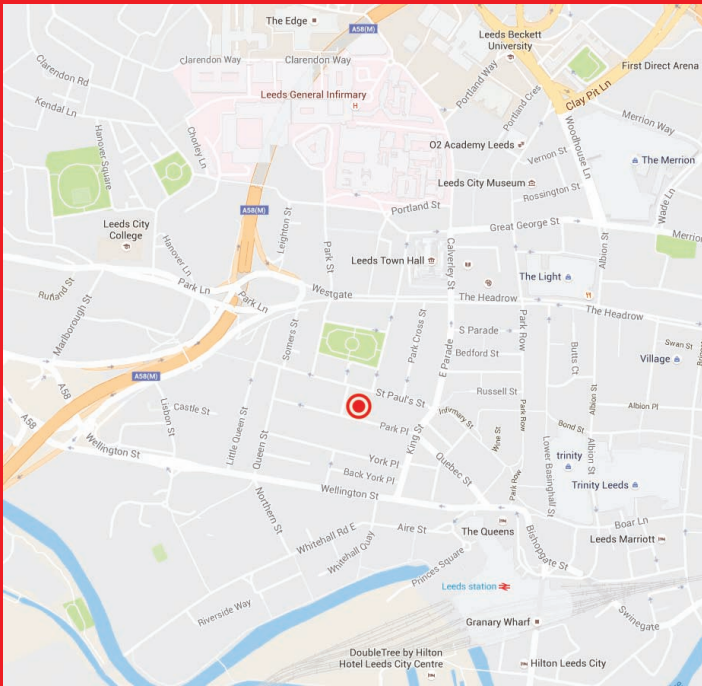
Surveyors & Property Consultants

TO LET HIGH QUALITY GROUND FLOOR OFFICE ACCOMMODATION

EYTON HOUSE, 12 PARK PLACE, LEEDS, LS1 2RU



www.aws ltd.co.uk



LOCATION

Eyton House, at 12 Park Place is located right in the heart of the professional core of Leeds City Centre. This location offers excellent access to the city centres office and retail hubs as well as being located a short walking distance from the train station. Furthermore, the location offers excellent access to the Inner Ring Road which leads to the M621 motorway and the wider motorway network beyond.

DESCRIPTION

The property comprises an end off terrace four storey office building with pay and display car parking available on Park Place. The building has a pitched roof with an attractive traditional façade.

The main entrance is to the front of the property on Park Place, with a further entrance off Central Street to the rear of the property. The office provides light open plan space with separate partitioned rooms providing private offices or meeting rooms. The office benefits from a dedicated kitchen and WC facilities for male and female. The office is fully DDA compliant.

ACCOMMODATION

Ground Floor Office:

Total - 1,756 sq ft (163.14 sq m)

TERMS

The office is available by way of assignment, full details on application.

Alternatively, the office may be available on a new lease.

RATEABLE VALUE

According to the Valuation Office Agency the office has a rateable value of **£24,750**.

SERVICE CHARGE

A service charge is applicable to cover the management and maintenance of the common areas.

LEGAL FEES

Each party is responsible for their own legal costs incurred.

EPC

The property has been assessed and provides the following rating: 113 – E.

Full EPC information is available on request.

AWS

0113 235 1362
www.awsltd.co.uk

VIEWING

Strictly with the sole agents. Contact **George Schofield** at AWS on 0113 265 1362.

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