



TO LET



PLATEWORKS HOUSE

RIVA PARK

**NEWLY REFURBISHED
MODERN OFFICES TO LET**

FROM 4,278-31,090 SQ FT

RIVA PARK, COAL RD, LEEDS LS14 1PS



WELCOME TO PLATEWORKS HOUSE

- AVAILABLE AS A WHOLE OR IN PART FROM 4,278-31,090 SQ FT
- COMPREHENSIVE REFURBISHMENT OFFERING MODERN WORKSPACE
- OPPORTUNITY FOR OCCUPIERS TO INPUT INTO THE SPECIFICATION/FINISHES
- 148 PARKING SPACES AVAILABLE IN TOTAL
- PROMINENT POSITION ON THE OFFICE PARK



Image indicative of final specification



PERFECTLY PLACED

PLATEWORKS HOUSE IS LOCATED ON THE WEST SIDE OF THE A6120 LEEDS OUTER RING ROAD, IN-BETWEEN ITS JUNCTIONS WITH THE A64 YORK ROAD AND THE A58 WETHERBY ROAD, APPROXIMATELY SIX MILES TO THE NORTH EAST OF LEEDS CITY CENTRE IN THE SEACROFT AREA OF LEEDS.



RIVA PARK IS CONVENIENTLY LOCATED ON COAL ROAD JUST OFF THE LEEDS OUTER RING ROAD.

The location enables easy access to the City Centre approximately 6 miles to the west, along with junction 46 of the M1, 4 miles to the south and A1(M) to the east via either the A64 or A58.

For staff the location is easily accessible from the north and east Leeds villages and suburbs as well as being close to various amenities including a Tesco superstore. A regular bus service runs along Coal Road providing public transport access to the park.



WELL

CONNECTED



SEACROFT	5 MINS
M1	8 MINS
A1	9 MINS
M62	15 MINS
LEEDS CITY CENTRE	15 MINS





MODERN

DESIGN

THE AVAILABLE SPACE COMPRISES THE ENTIRE BLOCK OF THIS THREE STOREY BUILDING. PROVIDING SPACE FROM 4,278-31,090 SQ FT WITH PARKING.



Image indicative of final specification



Image indicative of final specification



Images indicative of final specification



EVERYTHING CONSIDERED

Following a comprehensive refurbishment, Plateworks House offers stylish, contemporary office accommodation. Comprised over 3 floors, this detached office building is accessed through a striking new entrance that houses the ground level reception area and co-working pods.

The building offers Grade A office accommodation situated in a prominent position fronting the entrance to the newly configured Riva Office Park. The locality offers a wealth of amenities and transport connections, providing your business everything it needs to prosper.



24 HOUR SECURITY



MANNED RECEPTION



LED LIGHT FITTINGS



148 CAR PARKING SPACES



AIR-CONDITIONING



EXCELLENT FLOOR TO CEILING HEIGHT



DDA COMPLIANT WITH EXTERNAL RAMPS AND INTERNAL PASSENGER LIFT



AVAILABLE SPACE



GROUND FLOOR

SUITE	SQ FT	SQ M
1	5,748	534
2	4,278	397



AVAILABLE SPACE

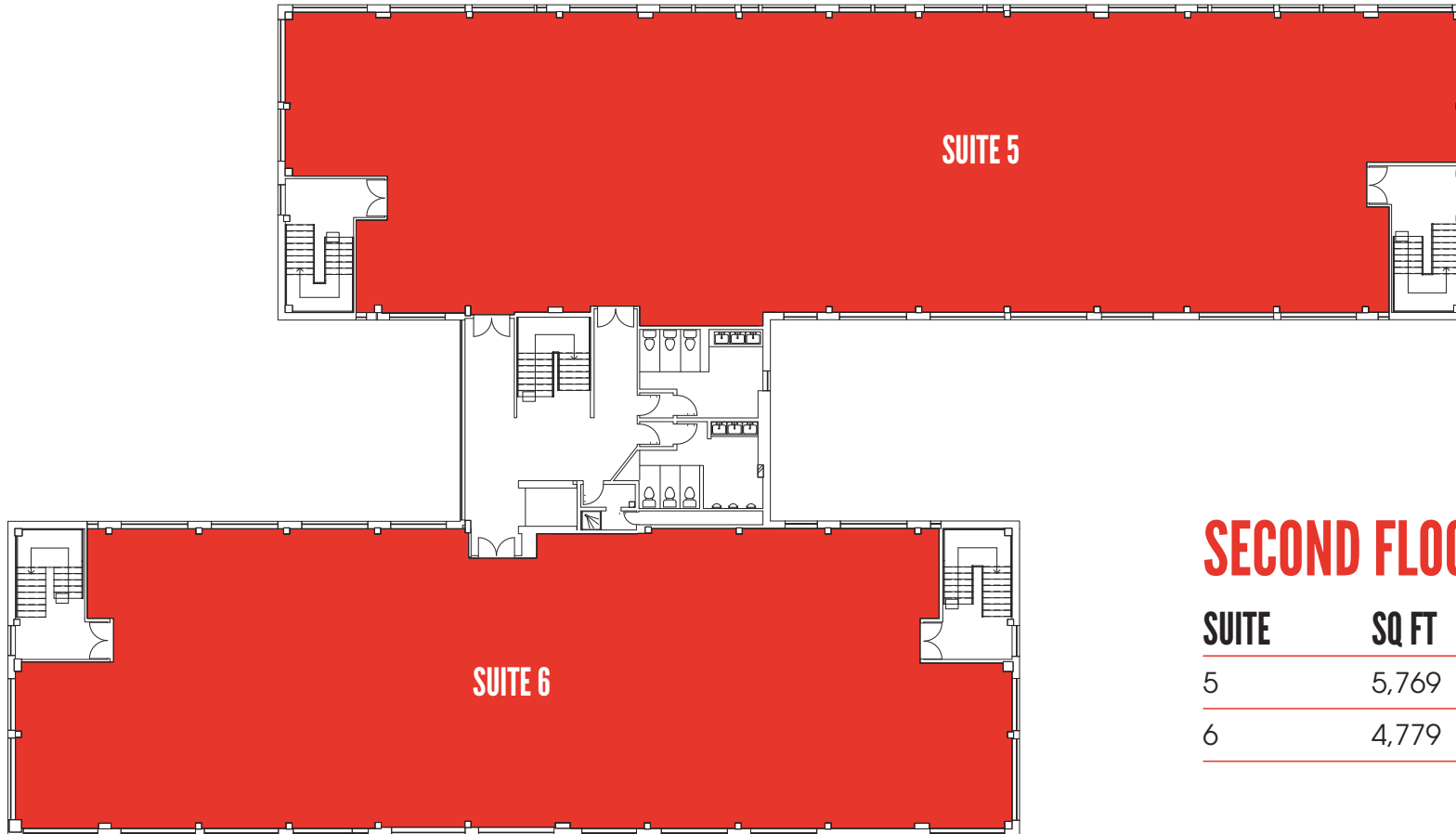


FIRST FLOOR

SUITE	SQ FT	SQ M
3	5,737	533
4	4,779	444



AVAILABLE SPACE



SECOND FLOOR

SUITE	SQ FT	SQ M
5	5,769	536
6	4,779	444

QUOTING RENT

£15.00 per sq ft.

TERMS

Accommodation is available on flexible terms by way of a new full repairing and insuring lease direct from the Landlord.

USE

B1 Office Use.

The property is suitable for a variety of alternative uses (subject to planning).

BUSINESS RATES

Available on completion of works.

EPC

EPC available on completion of works.

VAT

VAT will be charged where applicable. All prices premiums and rents are quoting exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

FOR FURTHER INFORMATION



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