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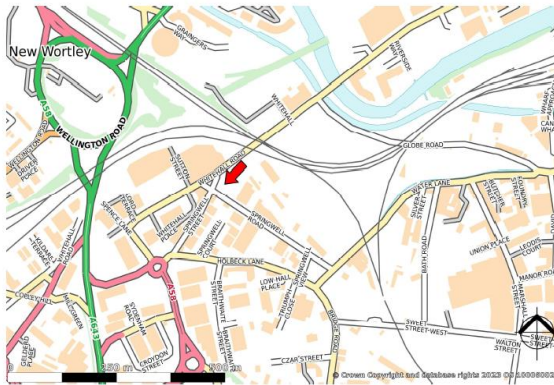
For Sale

Ground Floor, Springwell Gardens, Whitehall Road,
Leeds LS12 1BT

- Various configurations available 1,100 to 1,900 sq ft
- Central location close to Leeds city centre and a 5-minute walk to Leeds train station

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

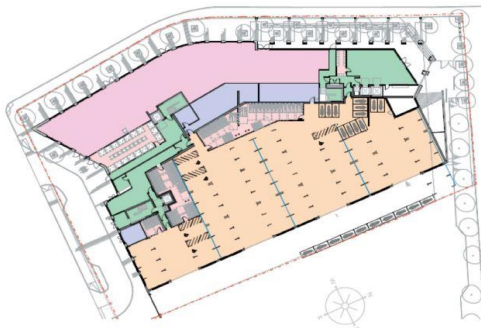
Springwell Gardens is an award winning residential development, located within Leeds' popular 'West End', which benefits from an array of complementing restaurants and bars alongside prominent commercial occupiers within the immediate area.

The property is situated adjacent to the South Bank area of Leeds, circa 0.6 miles South-West of Leeds train station and circa 0.7 miles South-West of Trinity Leeds Shopping Centre. Fronting Whitehall Road, the property is only a 5 walk to Wellington Place and its 1,000,000 sq ft of Grade A offices alongside multiple bars and cafes.

Description

Springwell Gardens comprises a residential block featuring 223 apartments over 16 stories.

The available commercial units total 1,900 sqft and can be split from 1,100 sqft. They will benefit from prominent frontage and are currently provided in a shell condition ready for a tenant fit out.



Accommodation

The ground floor accommodation has been measured to have the following split options:

Split Options	SQ FT	SQ M
Option 1	1,100	102.1
Option 2	1,300	120.7
Option 3	1,500	139.3
Option 4	1,700	157.9
Option 5	1,900	176.5

Terms

We are instructed to seek offers over £350,000 (Three Hundred and Fifty Thousand Pounds) for the Long Leasehold interest.

Rates

We advise all interested parties to make their own enquiries of the local rating authority.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

EPC

Units are not yet complete. An EPC will be obtained upon completion.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information

Strictly by appointment with the letting agents:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Subject to Contract

Particulars: January 2025

Photographs: July 2023

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- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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[Particulars dated [January 2025]. Photographs and videos dated [July 2023].]

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