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To Let

Aspire, 2 Infirmary Street, Yorkshire Chambers, Leeds
LS1 2JP

- Luxury offices in the heart of Leeds City Centre
- Fitted options available
- 100 – 7,030 sq ft (9.29 – 653.11 sq m)
- 2 minute's walk from Leeds Train Station

0113 246 1533

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



Promap ©

Location

The central location of Aspire delivers easy access to a wealth of amenities that Leeds has to offer as well as being situated, a mere 300m or a 2 minute walk from Leeds Rail Station.

Positioned in the heart of the commercial core, surrounded by all the City's bars and restaurants and with Trinity Leeds Shopping Centre just metres away, Aspire provides the perfect office location for a varied mix of businesses.

Description

Aspire comprises an attractive period building offering accommodation over ground and three upper floors. The office element of the property is accessed via an enhanced feature reception and entrance incorporating modern finishes while retaining the original feature of the building. The occupier of the property will have the additional benefit of a separate 'staff' entrance with passenger lift and stairs.

The third and fourth floor office suites benefit from the following specification:-

- ◆ Comfort cooling
- ◆ Open plan office suites
- ◆ Meeting rooms (available at discounted rates)
- ◆ Onsite catering
- ◆ WI-FI
- ◆ Manned reception
- ◆ Onsite maintenance
- ◆ Shower facilities
- ◆ Mail handling & courier services
- ◆ Dry cleaning & admin assistance
- ◆ Additional event space

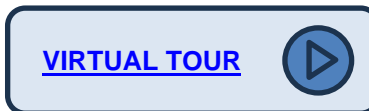


Fourth Floor

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

FLOORS	SQ FT	SQ M
Third Penny Bank	4,790	445.01
Third Ledger Suite	732	68.00
Fourth The Hub	100 - 2,240	9.29 - 208.10
TOTAL	7,762	721.11



Third Floor



Car Parking

Car parking spaces located directly outside Aspire can be made available by the way of a separate agreement. Further details available upon request.

Visitor parking is available for the benefit of occupiers within the building. Parking can be provided on an hourly basis with further information on availability and rates available on request.

Terms

The third floor office suite is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £20.00 psf per annum exclusive.

The fourth floor comprises a range of versatile office suites from 100 - 2,240 sq ft. The office suites are offered fully fitted and are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed at a quoting rent of £200 per desk pcm.

Rates

The ingoing tenant will be responsible for all rates and taxes levied upon the accommodation. We understand the rates payable are currently £5.78 psf.

We advised that interested parties make their own enquiries with the local rating authority (0113 249 6983).

Service Charge

The service charge payable is £4.50 psf inclusive. Further information available upon request.

EPC

A full copy of the certificate is available upon request.

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 sole letting agent:

Knight Frank

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Contact: Eamon Fox

Email: eamon.fox@knightfrank.com

Tel: 0113 297 2433

Subject to Contract

Particulars: June 2024

Photographs: June 2024

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- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

[Particulars dated [June 2024]. Photographs and videos dated [June 2024].]

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