

To Let

Indigo Blu, 14 Crown
Point Road, LS10 1EL

4,242 sq ft (394.09 sq m)

- Modern, open plan space
- Floor to ceiling glazing
- Double height glazed reception

Your partners in property



Description

Indigo Blu provides modern, open plan 1st floor office accommodation.

Suite 4 comprises 4,242 sq ft. It is equipped with air conditioning and has excellent natural light and generous floor to ceiling height.

The building provides the following specification:

- Double height glazed reception
- LG7 lighting
- 4-pipe fan coil air conditioning
- Raised access floors
- Lift access
- Excellent floor to ceiling height
- Floor to ceiling glazing
- Carpeted throughout
- Bike storage

Accommodation

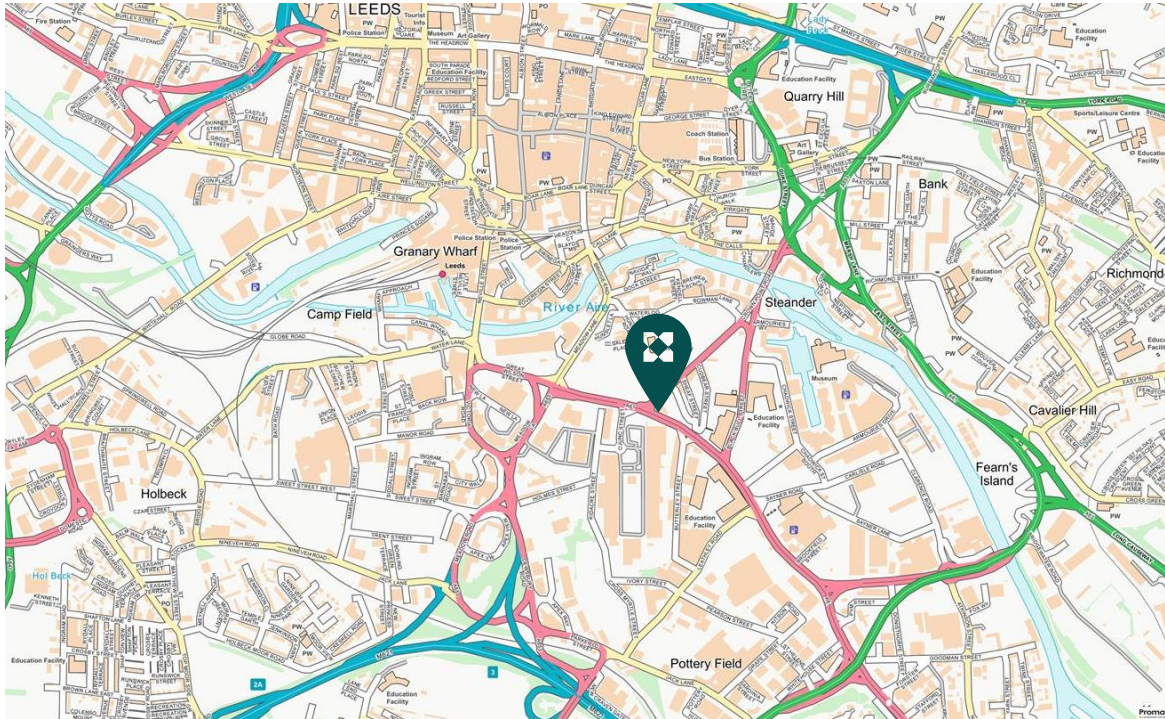
From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Suite 4	394	4,242

The unit can be split to accommodate 1,482 – 2,535 sq ft requirements.



Location



Indigo Blue is a prominent building located at the intersection of Hunslet Lane and Crown Point Road, in the heart of the dynamic and rapidly evolving South Bank district of Leeds City Centre.

This area has experienced substantial growth through investment and redevelopment. Vastint's Aire Park is the most recent ongoing development across a 24-acre site, which will provide around 800,000 sq ft of new build office space, 1,400 residential apartments and an 8-acre city park.

Terms

The accommodation is available to let by way of a new lease terms to be agreed. Rent on application.

EPC

A full EPC is available on request.

Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rates

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.



Contact

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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