

# TO LET

# LM ONE.

HIGH QUALITY OFFICE  
ACCOMMODATION IN CENTRAL LEEDS



## 2 RIVERSIDE WAY, WHITEHALL WATERFRONT, WHITEHALL ROAD, LEEDS, LS1 4EH

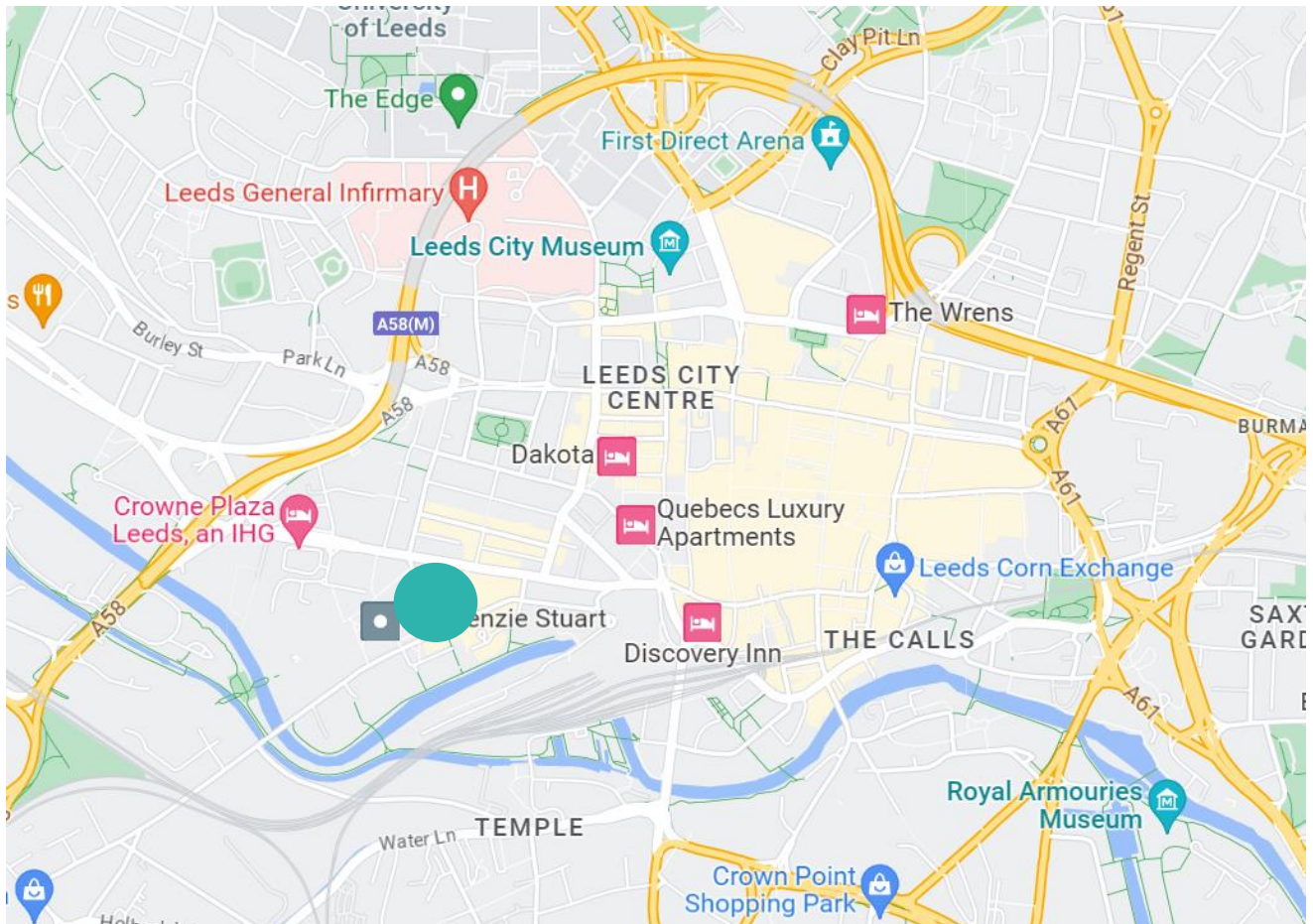
Rent – £1,400 per calendar month

Size – 650 sq ft NIA

- Modern office suite over 2 floors
- Excellent location near Leeds' Central Business District
- Near Leeds train station

# LEASING CONSIDERATIONS

- Available by way of new Full Repairing and Insuring Lease
- Quoting rent £1,400 per calendar month
- Excellent prominence to Whitehall Road
- Modern office accommodation
- Suspended ceiling and raised flooring for power and data services
- Comprising reception area, meeting room, kitchen and ground floor W/C
- Attractive glass and stainless steel fronted ground and first floor unit.



## LOCATION

The property is located centrally within Leeds commercial quarter, positioned prominently just off Whitehall Road. The property benefits from a host of amenities nearby to include M&S Simply Food, Coop Food and Cafe Nero. Leeds railway station is just a 5 minute walk providing excellent links to public transport.



## DESCRIPTION

2 Riverside Way offers a self-contained 2 storey office unit with access directly from the ground floor and opposite new HMRC premises on Wellington Place.

On the ground floor there is a reception and seating area, meeting room, tea point, disabled W/C and additional W/C with shower facility.

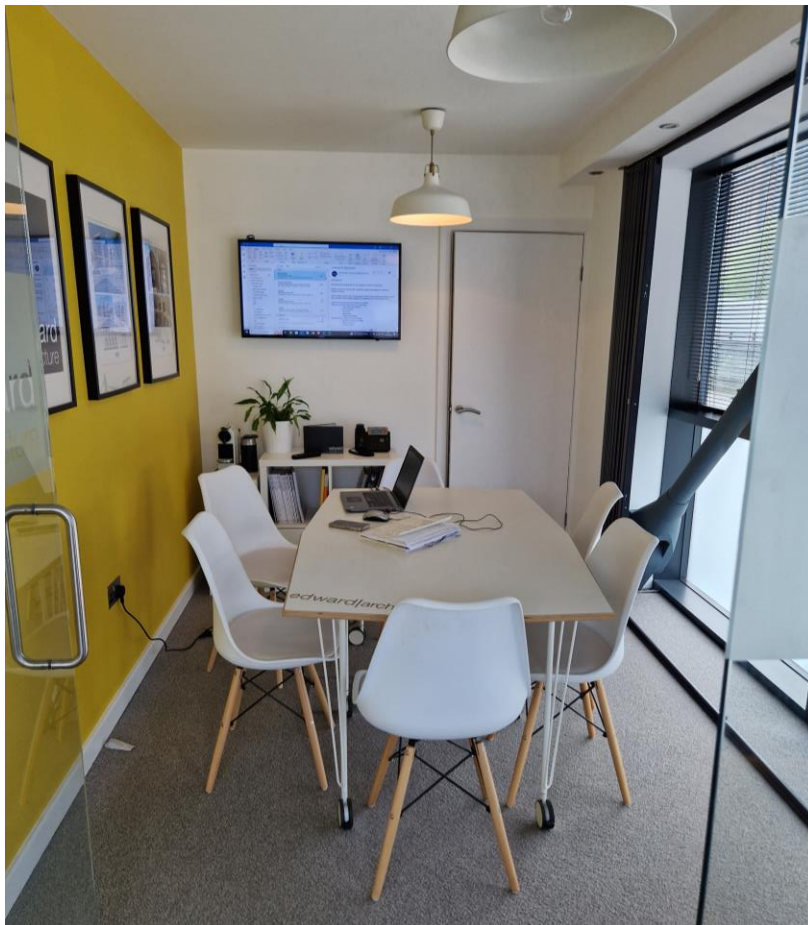
At first floor there is an open plan office area.

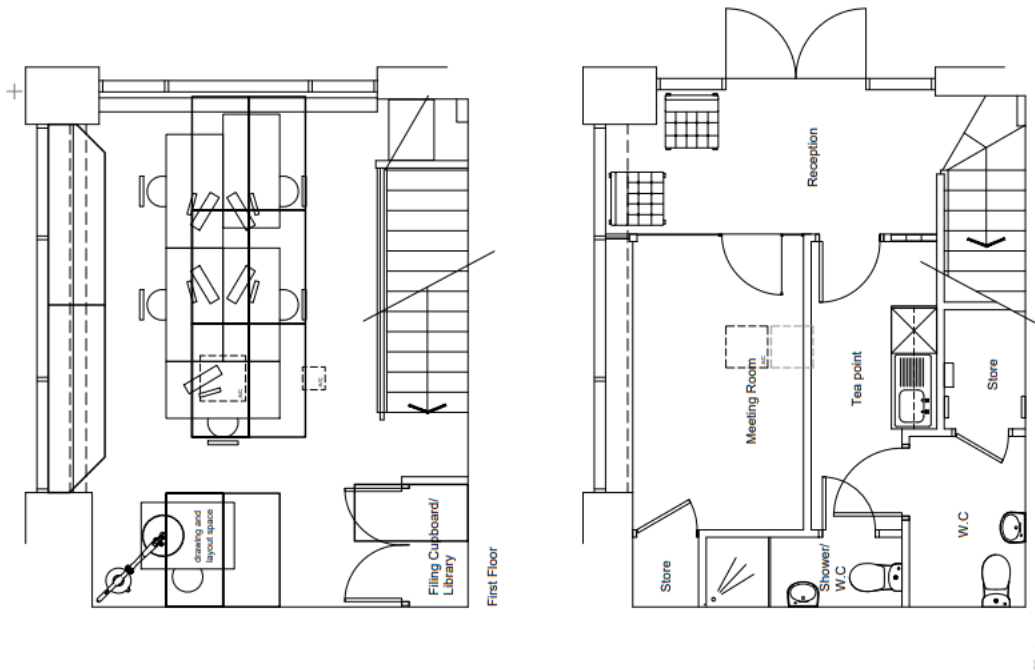
The unit benefits from floor to ceiling glazing on external facing walls, carpeted throughout, suspended ceiling with recessed Cat 2 lighting and a climate control system

## ACCOMMODATION

The accommodation comprises the following dimensions on an NIA basis:

Floor	Sq ft	Sq M
Ground Floor	300	27.7
First Floor	350	32.6





## TERMS

Quoting £1,400 per calendar month on flexible terms.

## RATES

The property has been assessed to have a Rateable Value of £10,500. All interested parties are encouraged to make their own enquiries with the Local Authority

## LEGAL COSTS

All parties are responsible for their own legal costs

## VIEWINGS

By prior arrangement with the agents:

Tel / 07552 476571

Email / [steven@lm1.agency](mailto:steven@lm1.agency)

Tel / 07960 708544

Email / [matt@lm1.agency](mailto:matt@lm1.agency)

July 2023

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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