

The Loft

AT
THE TANNERY

LEEDS LS3 1HJ



HIGH QUALITY OFFICE TO LET WITH EXCELLENT PARKING

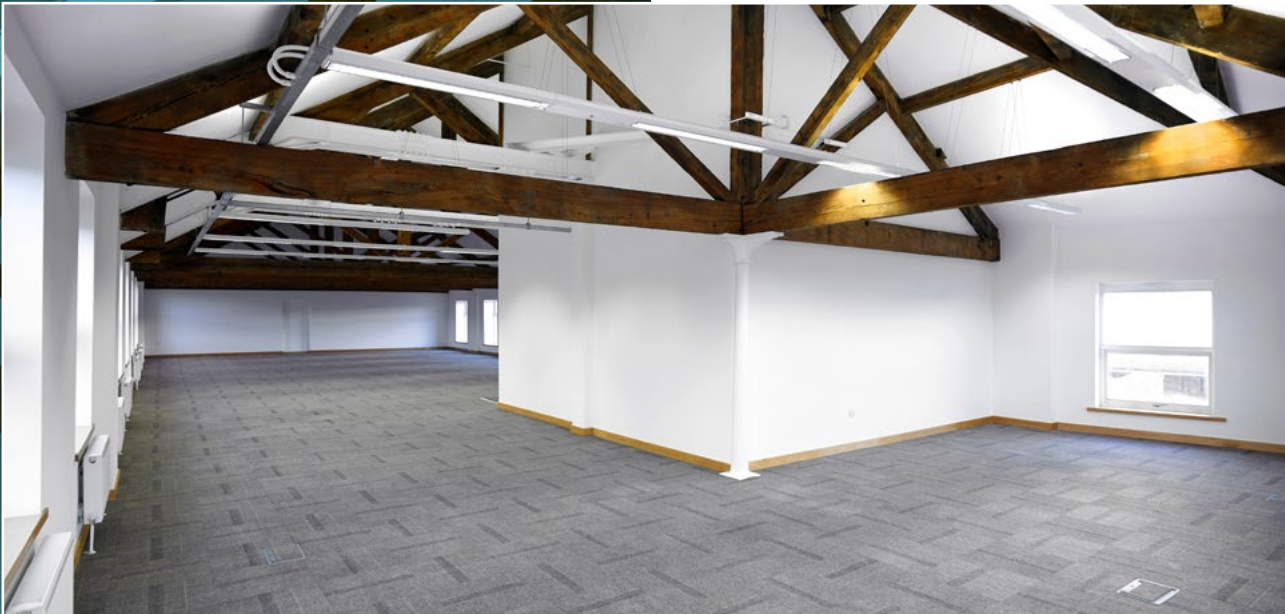
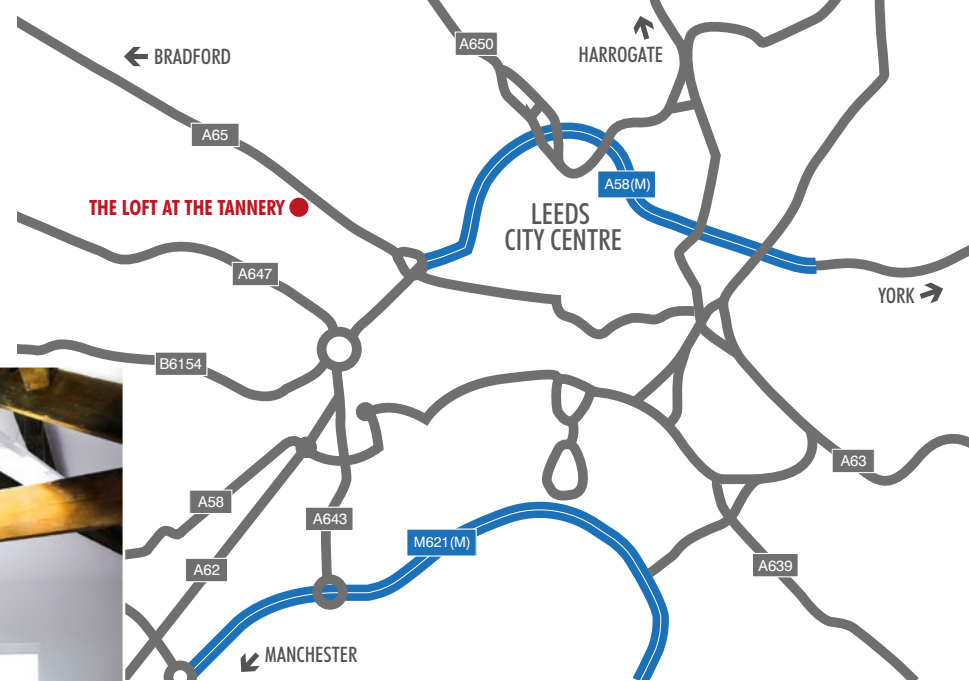
2,700 sq ft (251 sq m)

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LOCATION

The Tannery is prominently situated approximately 1 mile north west of Leeds city centre fronting the A65 Kirkstall Road. The Tannery benefits from excellent access to both the central shopping area of Leeds city centre as well as the motorway network via the A58 (M) Inner Ring Road which is within 1/2 a mile.



BENEFITS

- Manned reception offering full reception service.
- Automated security gates to car park and state of the art security system to building.
- Availability of up to 100 Mb/s internet connection.
- Modern telephone system with call handling facilities available.
- Meeting rooms available to hire.
- High parking ratio.
- Excellent specification, including raised floors, modern lighting, quality carpeting and passenger lifts to all floors.

DESCRIPTION

The Tannery is a four storey brick built office building with a traditional stone frontage. The offices have undergone a full refurbishment with as many traditional character features as possible being retained. The Loft boasts feature beams within a double-height ceiling and has very recently undergone re-decoration. The large open-plan space also benefits from an abundance of natural light from windows along both sides.



EPC

The Tannery has an energy asset rating of band C. Further information available upon request.

RATES

The Loft is to be separately assessed for rating purposes upon occupation.

TERMS

By negotiation. Flexible leases and terms available.



CONTACT

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