

SUITE S2, 102 Kirkstall Road Leeds, LS3 1JA

£1,225 pcm (£14,700 pa)
1050sqft (98m²)

Self contained office to let
07719 575733
admin@102kr.co.uk



Features:

- Modern open plan studio / office
- City centre fringe location
- Internet access included
- Allocated on-site parking
- Large public carpark opposite

The building is accessed via an impressive steel portico providing access to the first and second floor offices. This modern self-contained office suite benefits from the following specification:

- Secure alarmed second floor space with Roof terrace
- Intercom to front door
- Internet access and wired terminals
- WC & shower, and further separate WC
- Kitchenette with Quooker instant hot tap & built in fridge
- Suspended ceiling with integrated LED lighting
- 2 x Parking spaces

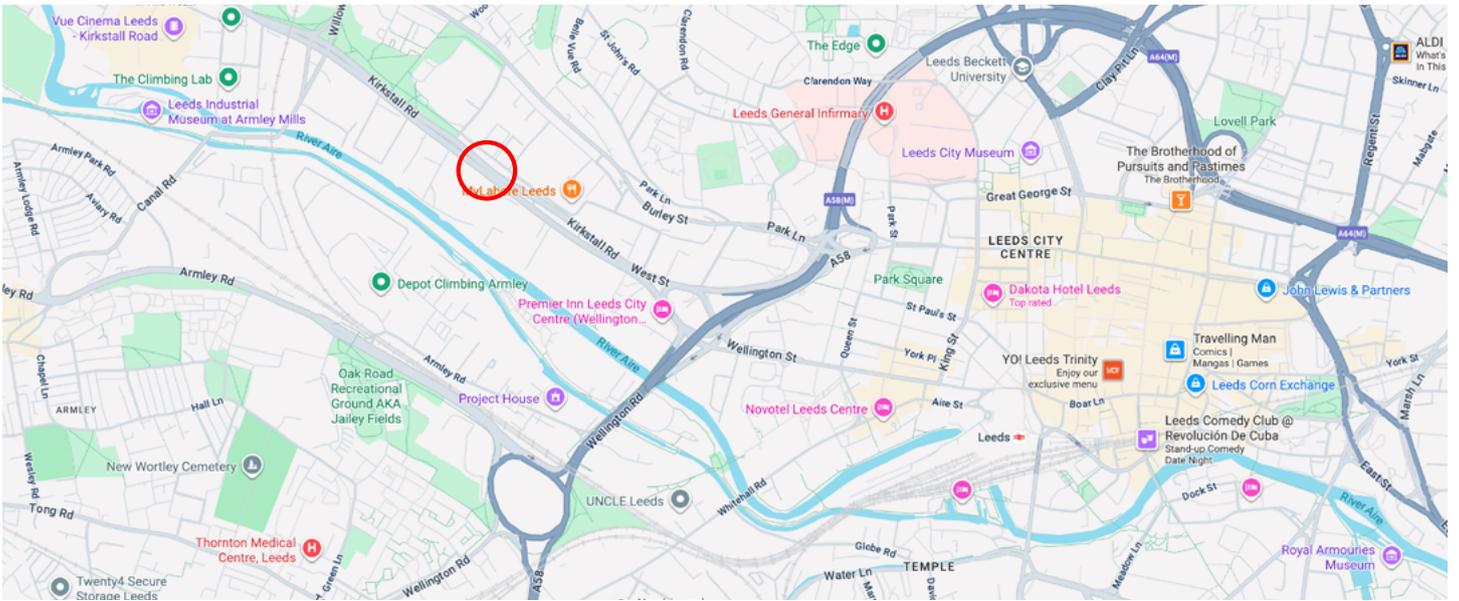
The building is located off Kirkstall Road, a major arterial route into Leeds city centre. Leeds railway station is located approximately one mile from the property. The A58 Leeds outer ring road is located less than 1/2 mile from the property providing convenient access to the surrounding suburbs of Leeds.

The property is available by way of a simple **3 month rolling licence agreement** or longer fixed term lease if required.

This unit currently attracts **100% business rates relief** for qualifying tenants. Ask for more information.

We make **no additional service charges**, tenants pay only the rent and for gas and electricity supplied. Previous occupancies indicate gas and electricity costs to be in the region of £2,200 pa. Therefore an incoming tenant should expect the **total cost of occupancy to be around £16,900 pa** (-£1,400/month).

Map:



Floorplans:

