

# 1,700 SF First floor unit with prominent Ground floor street access

## Unit 1B, Central Square, Wellington Street, Leeds LS1 4DL



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### Location

Prominently positioned in Central Square, the unit benefits from direct access externally from Wellington Street. Leeds Train Station is a 2 minute walk to the east, while MEPC's 2 million sqft Wellington Place development is a 2 minute walk to the west.

Nearby leisure operators on this established leisure circuit include **Toast, The Soap Factory, Leeds Postal Service Bar, Lazy Lounge, Whitehall Restaurant & Bar, Veenno Italian Wine Bar, Hoist and The Good Luck Club**

Central Square is a flagship office building totaling approximately 128,000 sqft of grade A space. Key occupiers include PWC, SKY and Sanderson Weatherall. Please also see <https://centralsquareleeds.com/the-location/surrounding-occupiers/>

### Accommodation

The unit is situated on the first floor with prominent ground floor access. The first floor Gross Internal Area (GIA) is approximately 1,700 sq ft.

Ground floor access to be created from Wellington Street.

### Planning

The premises currently benefit from Use Class E.

### Terms

The unit is available for occupation on an effective Full Repairing and Insuring basis for a term of years to be agreed for a rent of £30,000 pax.

### Business Rates

To be assessed.

### VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

### Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

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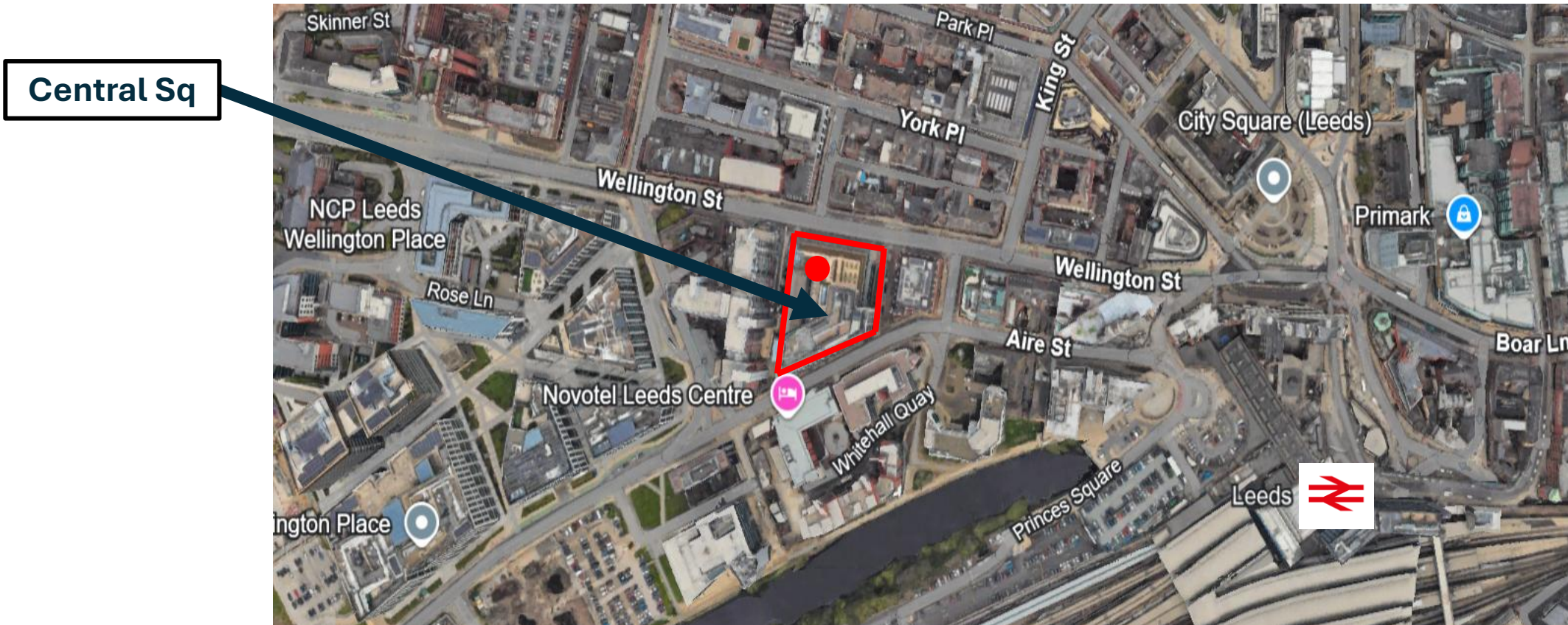
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