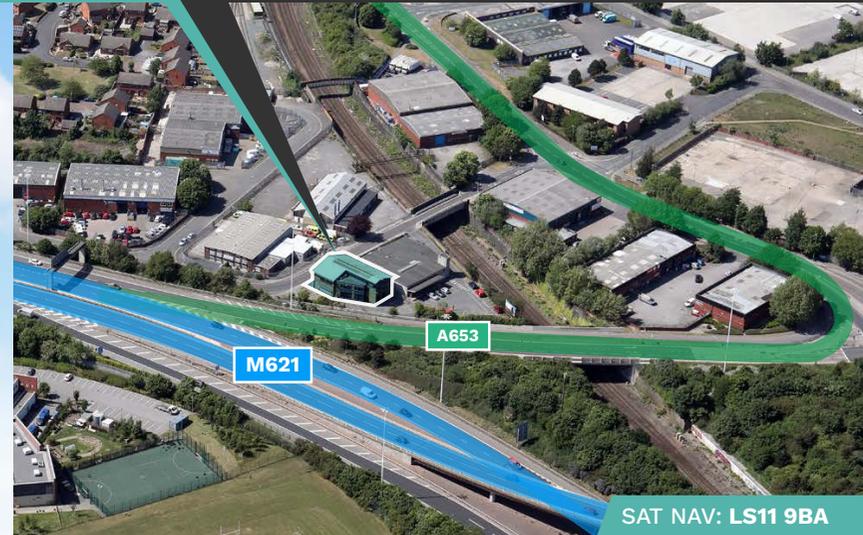


NUMBER **11** New Princess Street
HOLBECK, LEEDS

Good quality office accommodation, prominently located on the southern edge of Leeds City Centre, with excellent motorway links, being next to the M621 Motorway. The property extends to 4,338 sq ft with offices over ground and first floor.



TO LET
SELF CONTAINED OFFICES WITH PARKING
4,338 sq ft (403 sq m)



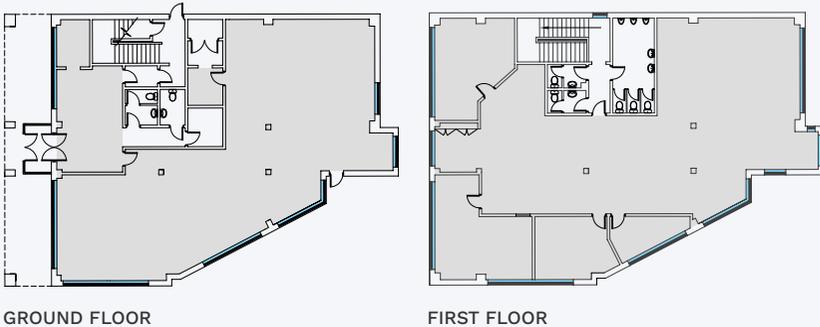
- ▶ LESS THAN 0.5 MILES FROM JUNCTION 3 OF THE M621 MOTORWAY AND LEEDS CITY CENTRE
- ▶ REMOTELY MONITORED CCTV AND INTEGRATED ALARM SYSTEM
- ▶ 15 CAR PARKING SPACES
- ▶ GENEROUS FIRST FLOOR CEILING HEIGHT OF 2.4M

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	1,948	181
First	2,390	222
TOTAL	4,338	403

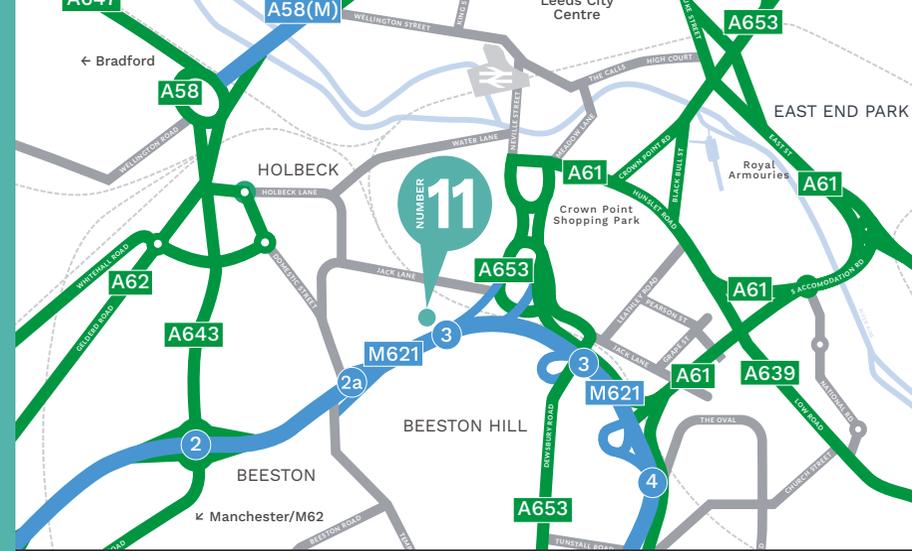


FLOOR PLANS



SPECIFICATION

- Gas Central Heating
- Fujitsu Comfort Cooling on Both Floors
- Feature Raised Ceiling on First Floor
- Suspended Ceilings
- Recessed Lighting
- Perimeter Trunking
- Carpeted Throughout
- Kitchen Facilities
- Double Glazing
- Buzzer Entry System
- Ground Floor Electric Roller Shutters to Windows and Doors
- Toilets on Each Floor
- Disabled Access and Facilities



SAT NAV: LS11 9BA

LOCATION

11 New Princess Street is ideally located off Jack Lane, with the property overlooking J3 of the M621 motorway. There is easy access to the motorway network (M1/M62) via excellent motorway links and Leeds City Centre is within walking distance. The property is adjacent to the Royal Mail Holbeck Delivery Office.

TENURE

The property is available as a whole or in parts on flexible lease terms.

EPC

The Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewings strictly by appointment with Towngate PLC or the joint agents.



01484 715 635
towngate.plc.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

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ALEC MICHAEL

