

STEPHENTONKIN

COMMERCIAL PROPERTY CONSULTANT

**PEARL CHAMBERS, 2nd FLOOR
22 EAST PARADE, LEEDS LS1 2BH**

A CENTRALLY-LOCATED FURNISHED OFFICE SUITE
AVAILABLE TO LEASE UNTIL MARCH 2011

1,950 sq ft / 181 sq m



- Overlooking The Headrow / Leeds Town Hall / Law Courts
- Within 10 minutes walk of Leeds City Station & main retail area
- Mainly open-plan accommodation fitted with comfort cooling
- Office furnishings included + fitted kitchen & equipment
- Passenger lift access from East Parade entrance

07885 604624

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LOCATION

The Pearl Building is prominently situated at the junction of East Parade with The Headrow, in the heart of Leeds' business district, overlooking the Town Hall & Library with the law courts, city administration and Leeds General Infirmary, very nearby.

Leeds City Station is within 10 minutes walk and offers a superb rail service network to major cities of England & Scotland.

DESCRIPTION

A 4-storey Grade II Listed building, built in 1911 by the Pearl Assurance Company, with banking hall facilities at ground level (now converted to bars and restaurant) and with private office suites above, served by an attractive and secure entrance vestibule off East Parade and featuring a wrought iron and glazed passenger lift with surrounding staircase.

The suite itself is situated on the north & west sides of the building, being of mainly open plan level floor space, capable of serving a staff complement of 20 - 25 persons. It is fitted out with central heating radiators and comfort-cooling. Carpeting, window blinds and office furniture is already provided, together with perimeter trunking for power points and ethernet cabling, etc. A kitchen/dining bar area is included, fitted with most necessary equipment and there is also an airconditioned room fitted out for use as an IT server room.

Toilet facilities (male & female) are provided within the 2nd floor core, shared with occupants of the other 2nd floor suite. No on site car parking spaces are provided, though numerous multi-storey parking facilities are available close by.



ACCOMMODATION	sq ft	sq m
Main open plan Office area	1,222	113.6
Connected Office area	443	41.2
Interview room	88	8.2
IT server room	97	9.0
Kitchen	100	9.3
Total useable floor area	1,950	181.0

RATING ASSESSMENT

From enquiries to the Valuation Office Agency the property is assessed as follows:-

"Office & premises" Rating Authority - Leeds City Council
Rateable Value £34,750 (2010 List) UBR (2010-11) - £0.414 in the £

FURTHER INFORMATION

Accompanied viewing only - please phone letting agent to arrange appointment.

Additional information on this property, such as photos, plans, etc. are available from the letting agent on request.

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SUBJECT TO CONTRACT.

Details prepared March 2010.

LEASE TERMS

The premises, as described above, are available for a fixed term expiring not later than 20 March 2011, subject to occupier status. The occupier will be required to pay rental equivalent to £8,338 per Quarter, plus contribution to the Landlord's service charge and direct payment of Business Rates to the billing authority. More specific details of occupational costs will be made available to interested parties.

It is possible that a longer term (new) Lease may be negotiable with the Landlord, subject to surrender of the existing Lease.

VAT at standard rate is chargeable on the rent and services.

The occupier may be required to contribute to the cost of lease preparation & completion.

Please contact the sole letting agent:

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Finance Act 1989: Unless otherwise stated all prices and/or rents quoted are deemed to be exclusive of V.A.T.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.