



**NABARRO MCALLISTER**  
Chartered Surveyors

# TO LET

**OFFICE BUILDING**

**198 SQM (2,134 SQFT)**



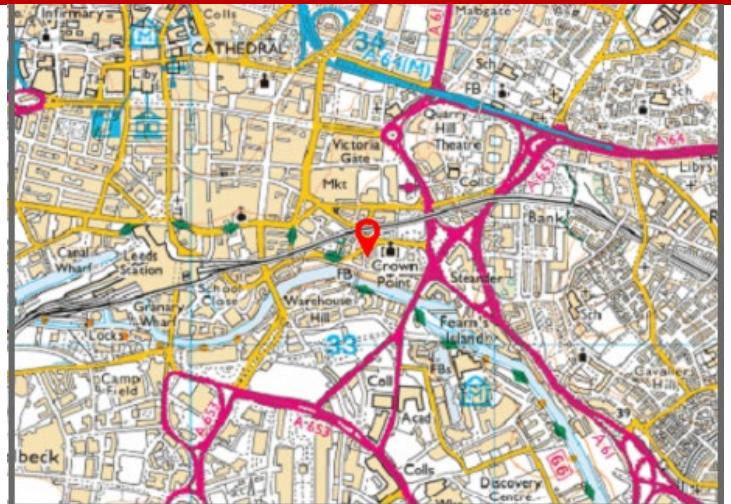
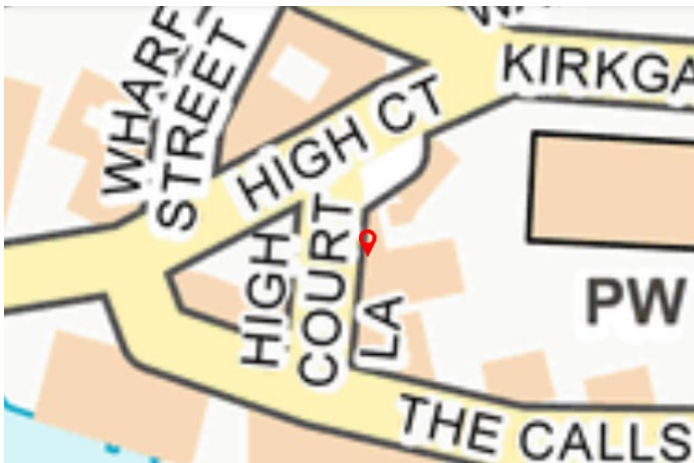
**19a HIGH COURT LANE  
LEEDS  
LS2 7EU**

- 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> FLOOR OFFICES
- SELF CONTAINED GROUND FLOOR ENTRANCE
- CHARACTER BUILDING
- AVAILABLE AS A WHOLE OR IN PARTS



**RICS**

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property  
professionalism  
worldwide



### LOCATION

The property is situated in the very popular Calls area of Leeds, only a short walking distance from the central shopping core and Leeds City Station. It stands in a locality of mixed uses with bars, restaurants, office accommodation and residential property.

### DESCRIPTION

The property comprises a ground floor entrance lobby with two upper floors of officing, being of traditional construction with walls built in brick under a slated pitched roof. The property underwent a programme of refurbishment several years ago. Features include exposed feature brickwork, original style radiators, fireplaces and exposed timbers.

### ACCOMMODATION

	SQ M	SQ FT
Ground Floor Entrance Lobby		
First Floor Offices	90	956
Second Floor	70	758
Third Floor	39	420
Kitchen, Separate Ladies & Gents WC at 2 <sup>nd</sup> Floor Level		

### SERVICES

We understand the property benefits from mains water, drainage and electric and gas central heating is installed. Please note that neither service connections nor any appliances have or will be tested prior to completion.

### RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
OFFICE & PREMISES	£24,000	£12,000

### PLANNING

It is understood that the property has planning consent for B1 office use. Applicants should make their own enquiries of the local planning office.

### RENTAL

£25,000 per annum exclusive.

### TENURE

Available by way of an effective new full repairing and insuring lease for a term of 5 years or multiples of 5 years.

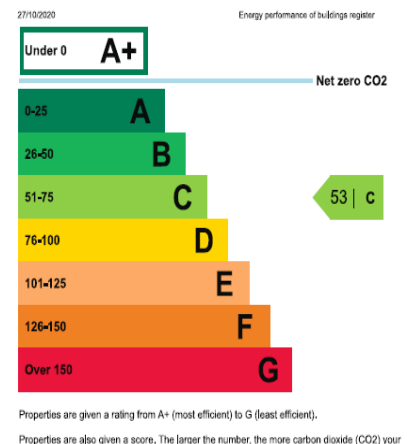
### VAT

Our client advises that VAT is applicable on this transaction. Your legal adviser should verify.

### LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

### EPC



### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

Tel: 0113 266 7666

**REF: SGN**  
**SUBJECT TO CONTRACT**  
August 2020

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.