

SYM ONS HOUSE

BELGRAVE STREET LEEDS

FOR SALE
INVESTMENT OR DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
22,400 SQ. FT. (2,081 SQ M) OVER 4 FLOORS
BASEMENT PARKING FOR 16 CARS





LOCATION

Symons House is situated in the Northern Quarter (Civic District) of Leeds City Centre located between Merrion Street, Wade Lane and adjacent to Belgrave Street. The building is easily accessible to both public transport and the Leeds Loop Road.

The property is ideally situated close to the Merrion Shopping Centre which provides a range of amenities including a Morrisons Supermarket. The First Direct Arena is less than half a mile away. The central retail core is less than 5 minutes' walk and both Leeds train and bus stations are within half a mile (10 minutes walk).

DESCRIPTION

Symons House comprises a detached 4 storey office building with modern brick façade, constructed in the mid 1990's. The property comprises 22,400 sq. ft. net internal floor area arranged over lower ground, ground and 3 upper floors with a shared entrance/reception off Belgrave Street.

The property provides the following features:

- 2 x 8 person passenger lifts serving all floors
- Male, female and disabled WC facilities
- Suspended ceilings with fluorescent lighting
- Double glazed, aluminium-framed windows
- Raised access floors throughout with floor boxes
- Gas fired central heating system to all floors

ACCOMMODATION

Symons House has been measured in accordance with the RICS Code of Measuring Practice and comprises the following approximate net internal floor areas:

Floor	Sq Ft	Sq M
Lower Ground (Storage)	2,050	190.5
Ground (Offices)	5,340	496.1
First (Offices)	4,780	444.1
Second (Offices)	4,780	444.1
Third (Offices)	5,450	506.3
Total	22,400	2,081.0

The property benefits from 16 basement car parking spaces.

CURRENT LEASE STRUCTURE

Accommodation	Tenant	Rent (PAX)	Expires
Lower Ground Floor	Vacant		
Ground Floor	Vacant		
1st Floor	Life Skills	£44,000	1 March 2021*
2nd Floor	Enterprise Foundation Ltd	£23,900	21 March 2021
3rd Floor	Enterprise Foundation Ltd	£27,235	1 March 2021

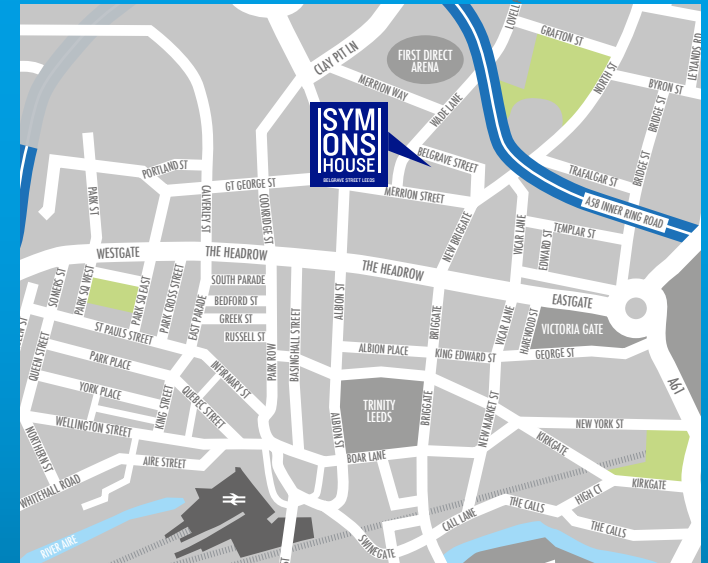
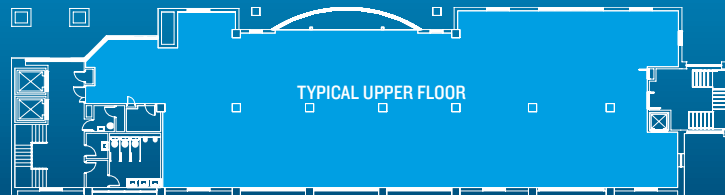
Further detailed information on the existing leases is available on request.
(*Subject to 9 month rolling break in the landlord's favour)

TENURE

The property is held on a long lease for 999 years from 1 November 1989. Full details of the long lease can be made available on request.

Offers are invited for the benefit of the long leasehold interest in the building subject to the current occupational leases.

The freehold interest may also be available by way of separate negotiation. Discussions are currently ongoing with Leeds City Council.



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