

lot 25

34 Lisbon Street Leeds, West Yorkshire LS1 4LX

Vacant
Possession

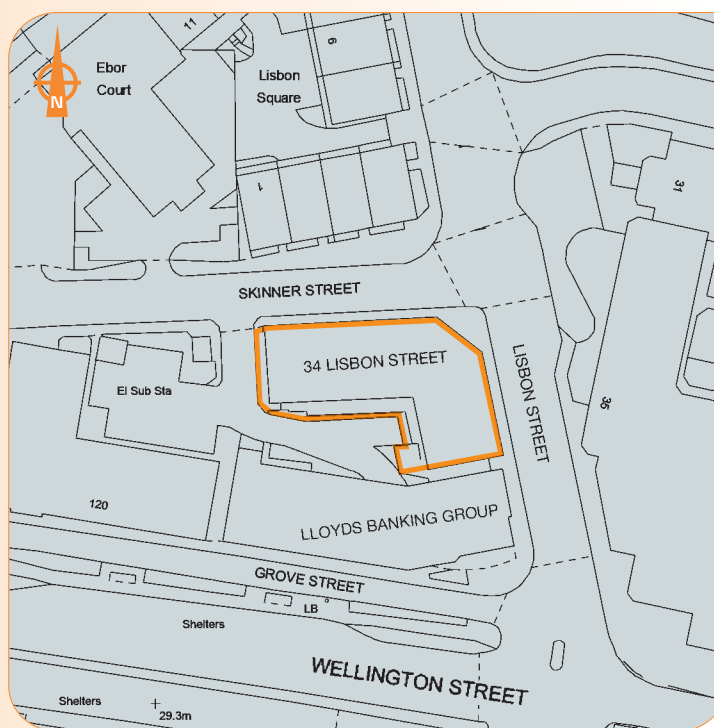
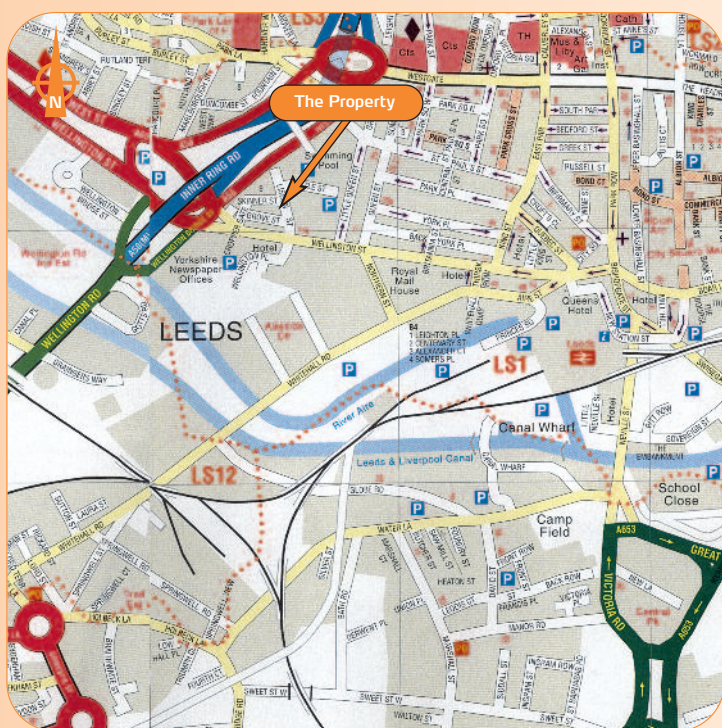
City Centre Office Opportunity

- Newly refurbished high quality office accommodation
- Totalling approximately 22,698 sq ft with secure basement car parking
- Situated in the heart of the West End business district of Leeds City Centre
- Asset Management Opportunities and Future Residential Redevelopment potential (subject to consents)



On Behalf of **VALAD**





lot 25

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Location

Miles: 24 miles south-west of York
 33 miles north of Sheffield
 39 miles north-west of Manchester
 Roads: A58(M), A64(M), M62, M1
 Rail: Leeds Railway Station
 Air: Leeds Bradford Airport

Situation

The property is situated in a prominent corner position on the west side of Lisbon Street at its junction with Skinner Street, off Wellington Street, in the heart of the West End Business District of Leeds City Centre. The property is a short distance from Leeds Railway Station and the major Trinity Shopping Centre, both accessed via Wellington Street which in turn also provides access to the A58(M) Inner Ring Road. Nearby office occupiers include Lloyds Banking Group, PwC, Allianz, HM Revenue & Customs and Irwin Mitchell.

Description

The property comprises a five storey office building arranged over ground and four upper floors providing high quality accommodation. The high quality specification includes suspended ceilings with LED lighting, raised floors, comfort cooling, a passenger lift and showering facilities. Additionally the property benefits from secure basement car parking. The Seller completed a comprehensive refurbishment programme in March 2016 which included exterior and interior works to the building. Please see legal pack for further information.

Tenure

Long Leasehold. Held for a term of 125 years, less 3 days, from 25th January 1989 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	420.13 sq m (4,522 sq ft)	VACANT POSSESSION
First	Office	468.73 sq m (5,045 sq ft)	
Second	Office	463.74 sq m (4,992 sq ft)	
Third	Office	458.42 sq m (4,934 sq ft)	
Fourth	Office	297.74 sq m (3,205 sq ft)	
Total		2,108.76 sq m (22,698 sq ft)	

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Buyer's Legal Report Service
Dentons UKMEA LLP
 Contact: Greg Rigby.
 Tel: +44 (0)207 320 3968.
 Email: greg.rigby@dentons.com
 See: www.acuitus.co.uk for further details

Associate Auctioneers:
 

Seller's Solicitors:
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