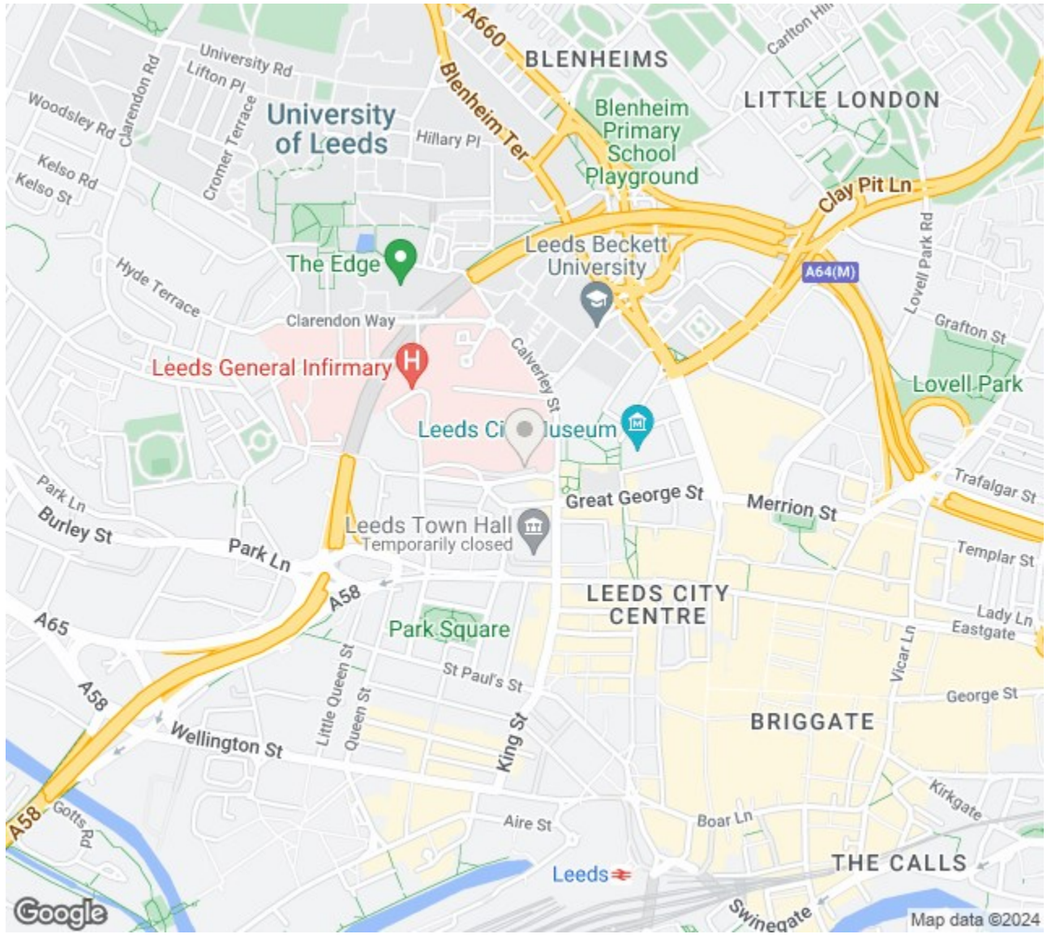


Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

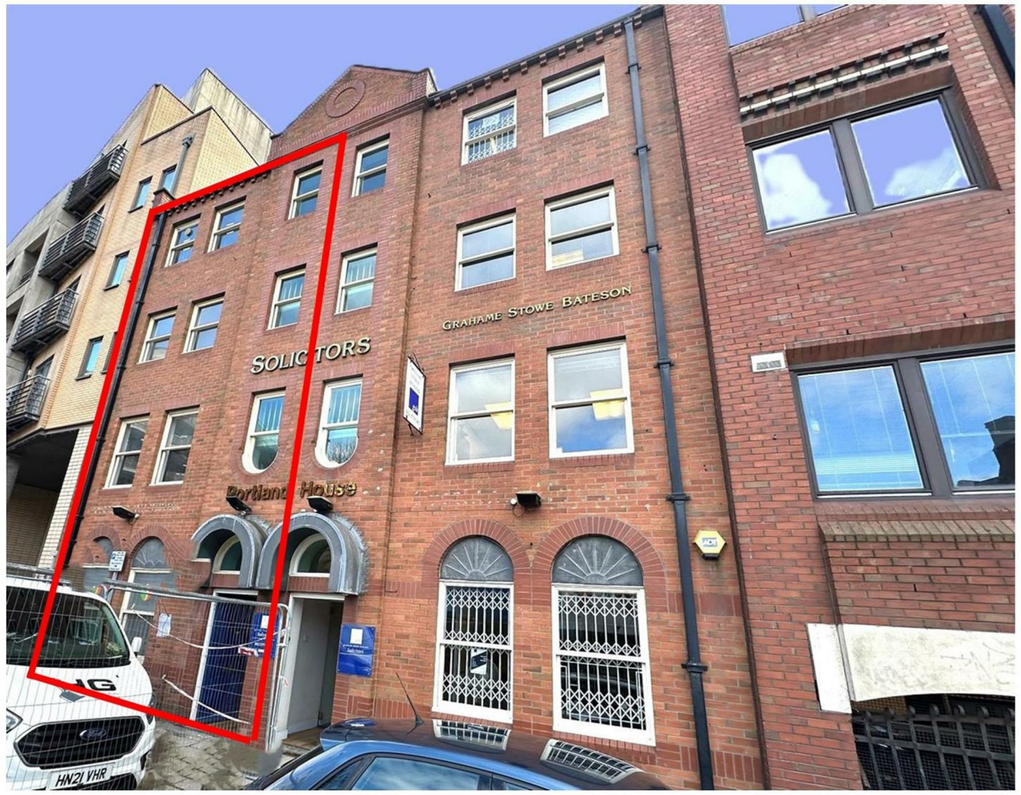
www.stoneacreproperties.co.uk

rightmove
The Property Ombudsman
OnTheMarket.com

Stoneacre COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

01132370999
peter@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



5, Portland Street, LS1 3DR

£32,000 Per Annum

Four storey office accommodation located on Portland Street fronting Leeds General Infirmary within the professional and business sector of Leeds City Centre. This position benefits from busy footfall as a result of the nearby Law Courts, Town Hall and Hospital It is surrounded by a mixture of offices shops and eateries.

The retail quarter is within a short walking distance as is City Square, the railway station, public car parks and many bars and restaurants.

The property also benefits from good links to the A58(M) Inner Ring Road which in turn provides access to the national motorway network (M1 and M62).

- **2124 sq ft**
- **Office Accommodation**
- **Opposite General Infirmary**
- **Within Business District**
- **Gas Central Heating**
- **Newly Decorated**
- **LED lighting**

LOCATION

The property is located on Portland Street fronting Leeds General Infirmary within the professional and business sector of Leeds City Centre. This position benefits from busy footfall as a result of the nearby Law Courts, Town Hall and Hospital It is surrounded by a mixture of offices shops and eateries.

The retail quarter is within a short walking distance as is City Square, the railway station, public car parks and many bars and restaurants.

The property also benefits from good links to the A58(M) Inner Ring Road which in turn provides access to the national motorway network (M1 and M62).

DESCRIPTION

5 Portland Street comprises a mid-terrace, four storey property of red brick construction, surmounted by a pitched tiled roof and timber framed, single glazed sash windows.

Internally, the property offers excellent office accommodation which has been recently decorated and all lighing converted to LED.

ACCOMMODATION

The offices provide the following accommodation:-
Ground floor offices 52.30 m2 - 562.75 sq ft
1st floor offices 48.10 m2 - 517.56 sq ft
2nd floor offices 48.10 m2 - 517.56 sq ft
3rd floor offices 48.90 m2 - 526.16 sq ft

Total office space 197.40 m2 - 2124.02 sq ft

plus
W/Cs

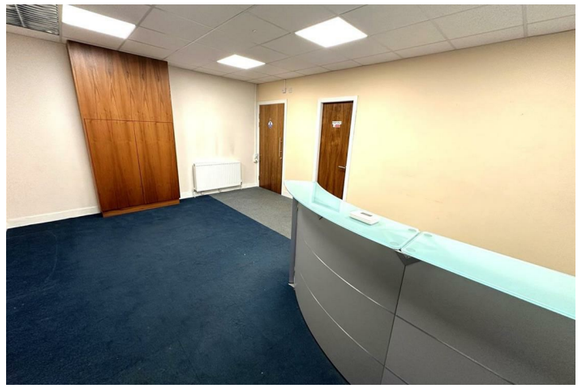
The property enjoys the benefit of gas central heating.

TERMS

The Offices are available by way of a New Lease term.

£32,000 per annum.

The property is offered subject to VAT.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is curently being reassessed.

This can be shortly viewed on www.gov.uk/find-energy-certificate.

BUSINESS RATES

According to the Valuation Office Agency website, we understand this property has a current rateable value of £21,000RV.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-
1.The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2.All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.
3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.
4.All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991
These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared March 2024.