



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# 3 LISBON SQUARE

LEEDS, LS1 4LY



**FOR SALE / TO LET**



SELF-CONTAINED CITY CENTRE OFFICE BUILDING

**2,001 SQ FT**  
(185.88 SQ M)

 **ADJACENT TO LEEDS INNER RING ROAD**

 **SECURE ON-SITE PARKING**

[www.whittlejones.com](http://www.whittlejones.com)



## LOCATION

Lisbon Square is located close to Leeds City Centre just off Wellington Street, one of the primary arterial routes into the City. The area is within easy walking distance from the main shopping area and Leeds Railway Station and lies on the edge of the professional core of the City. Recent development on Wellington Street has attracted major occupiers including Price Waterhouse Coopers, Regus, Irwin Mitchell and Bentley Jennison.

The property is located approximately 6.1 miles from Leeds and Bradford Airport, approximately 0.4 miles from Leeds Railway Station and provides excellent access to the A58(M), M621, M62 and M1 motorway networks.

## 3 LISBON SQUARE • LEEDS

SAT NAV POSTCODE



LS1 4LY

## DESCRIPTION

The subject property comprises a mid terrace office building on the edge of a small development of 11 similar properties, built around a central courtyard with surface and underground car parking. The properties are of brick construction under a pitched slate roof and provide accommodation at ground, first and second floor levels. The subject property benefits from its own private entrances and access to the upper floors via an internal staircase as well as a kitchen and WC facilities.

## ACCOMMODATION

The subject premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following net internal area;

Floor	SQ FT	SQ M
Ground	708	65.77
First	653	60.66
Second	640	59.45
<b>Total</b>	<b>2,001</b>	<b>185.88</b>

The building benefits from one surface car parking space.

## TENURE/TERMS

The property is available for sale/to let. The property is subject to a service charge. For further information please contact the agents.

## SERVICES

We understand that all mains services are available to the site. Interested parties should make their own enquiries in this regard.

## BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

## LEGAL FEES

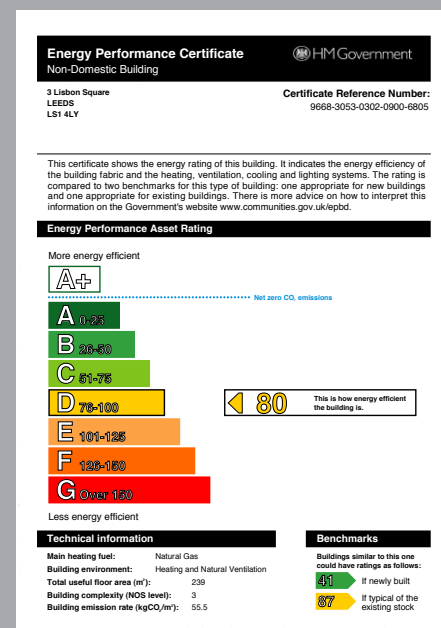
Each party is responsible for their own legal fees incurred in the transaction.

## VAT

VAT, if applicable, will be payable on the purchase price.

## EPC

The property has an EPC rating assessment of D.



## VIEWING / FURTHER INFORMATION

If you require further information or wish to arrange a viewing please contact one of the letting agents.

[www.whittlejones.com](http://www.whittlejones.com)

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**Misrepresentation Act** These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. December 2012

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