

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**TO LET
FLEXI OFFICES**

**MATRIX HOUSE
GOODMAN STREET
LEEDS
LS10 1NZ**

FROM 100 SQ FT TO 2,500 SQ FT

GET IN TOUCH

Nick Arundel

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DETAILS

LOCATION

The property is strategically located on the south eastern fringe of Leeds City Centre, just off Hunslet Road (A6139), within 1 mile of Junctions 3, 4 & 5 of the M621 Motorway. The building itself is accessed off Donisthorpe Street which leads directly to Hunslet Road (A639) via Forster Street

DESCRIPTION

Matrix House comprises a self-contained, two storey office building, with a communal entrance with secure fob system. The accommodation has been uniquely designed to provide Flex office space on the ground floor space and 2 individual suites to the first floor, which can also be combined to satisfy larger requirements. The building has been designed to ensure maximum flexibility and efficiency for occupiers.

Specification includes: -

Suspended Ceilings • Recessed LG3 lighting • Perimeter trunking • Air Conditioning/electric heaters • Double Glazed windows • Reception • Full DDA compliance • On site and street parking

PLANNING

The property has planning consent for office use.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

RATEABLE VALUE

Interested parties are to make enquiries to Local Authority.

TERMS

Each suite is available to let on flexible terms, individually, whilst various suites can be connected to create larger offices to suit all requirements.

ACCOMMODATION

	<u>SQ FT</u>	<u>SQ M</u>
First floor suite D	541	50.26
First floor suite E	338	31.40
Ground floor	100 - 2,500	9.29 -232.26

MISREPRESENTATION ACT:

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

VIEWING

By contacting Nick Arundel, AWS Ltd,
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SUBJECT TO CONTRACT

