

On behalf of I Best & D Frangou - Joint Administrators of
Barwood Developments (Leeds) Limited.

For Sale

Redevelopment/Refurbishment Opportunity

Prince William House &
21- 23 Queen Street
Leeds
LS1 2TW



Contact

For further information or to arrange an appointment please speak to:

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- City Centre office development opportunity.
- Existing building comprises approximately 2,298.57sq m (24,742 sq ft).
- Planning permission granted for 9,670 sq m (104,158 sq ft) new build office.
- Site area approximately 0.36 ha (0.90 acres) subject to conditions.
- Offers invited.

Location

Prince William House & 21-23 Queen Street are situated within Leeds prime professional core fronting Queen Street at the intersection with Park Place. The subject property is located 500 yards west of Leeds city railway station, and can be accessed off Wellington Street which in turn provides direct access to the Leeds inner ring road (A58M), the main arterial route linking the City to the West.

Description

The subject property comprises two joining interconnected four storey office buildings which have recently been vacated in its entirety. The buildings are of reinforced concrete frame construction under flat roofs with cavity brick elevations and double glazed curtain wall glazing to front and rear.

Internally the buildings offer a mixture of open plan and private/meeting/conference rooms and benefits from the following specification:

- Suspended ceilings
- Integrated fluorescent lighting
- Gas fired central heating
- Cassette air conditioning
- Perimeter trunking
- Lift x 2

Externally the property provides 16 onsite car parking spaces.

Accommodation

The buildings provide the following net internal floor areas.

PRINCE WILLIAM HOUSE	SIZE SQ FT
Ground	1,426
First	1,749
Second	1,749
Third	1,749
TOTAL	6,673
21 QUEEN STREET	SIZE SQ FT
Ground	4,416
First	4,554
Second	4,554
Third	4,545
TOTAL	18,069

In total both buildings comprise **2,298.57 sq m (24,742 sq ft)**

Planning

Planning permission was granted on 22 March 2007 for the redevelopment of the existing building and adjacent car park, 0.36 ha (0.90 acres), subject to conditions. To provide a 7 storey office building for 9,670 sq m (104,158 sq ft) with 2 level basement car parking. (Ref No P/06/07641/FU).

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Option Agreement

Planning permission has been granted for the redevelopment of the existing property under the ownership of the title holder, known to be the applicant. The adjacent car park lies under separate ownership to the applicant where by an option agreement is in place.

Further details available on request.

Site Area



Tenure

Further details available on request.

Asking Price

We invite written unconditional offers for the long leasehold interest.

Offers should be accompanied with proof of funding and solicitors contacts details.

Additional Information

For further information please visit our website www.gvagrimsley.co.uk/recoveries-properties

Viewings to be arranged by the sole agents GVA Grimley Ltd.

Contact : Richard Bean
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Subject to Contract
April 2009

