

TO LET TRENT HOUSE

11,750 – 72,500 sq.ft.

AIR CONDITIONED

CALL CENTRE – STYLE OFFICES

WITH OVER 300 PARKING SPACES (5 SPACES PER 1,000 SQ.FT.)



TORRE ROAD, LEEDS

TRENT HOUSE DESCRIPTION

Trent House is a substantial 2 storey purpose built office building in the heart of the Burton Business Park in east Leeds. Part of the ground floor is currently occupied by the Arcadia Group with the majority of the building vacant and available for immediate occupation following its recent occupation by GE Capital as one of their main Leeds call centres.

Trent House provides excellent open plan offices benefiting from raised floors, air conditioning, canteen areas, meeting rooms and some private offices, all of which can be retained or removed to suit an occupier's exact requirements.

Trent House is suitable for occupation either as a Call Centre or traditional offices and is available either as a whole or in sections from 11,750 sq.ft. upwards.

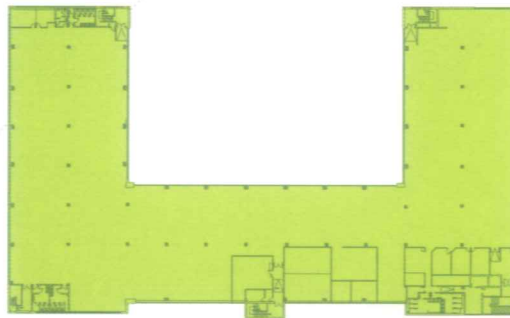


TRENT HOUSE FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



Trent House provides the following approximate total net internal floor areas:-

GROUND FLOOR	36,320 sq.ft.	3,374 sq.m.
1ST FLOOR	36,210 sq.ft.	3,364 sq.m.
TOTAL	72,530 sq.ft.	6,738 sq.m.

Accommodation is available from a minimum of 11,750 sq.ft. up to 72,530 sq.ft.

TRENT HOUSE SPECIFICATION

The general specification of the office areas of Trent House includes the following:-

- Air Conditioning
- Raised floors
- Electrically-operated window blinds
- Movement-sensored fluorescent lighting
- Carpeting
- Full CAT 5 cabling throughout
- Prestigious prominent corner entrance
- Fully fitted canteens
- Existing comms rooms
- Passenger lift

TRENT HOUSE PARKING

There is abundant on site car parking available for the occupier of Trent House with a **minimum of 300 spaces guaranteed (5 spaces per 1,000 sq.ft.)** with the potential of additional parking also available.

TRENT HOUSE RATES

The vacant parts of Trent House (60,650 sq.ft.) are currently assessed as having a rateable value of £250,000. **This provides for an extremely low rates payable bill for the occupier of Trent House.**

TRENT HOUSE TERMS

Trent House is available either as a whole or in parts by way of a new full repairing and insuring lease for a term to be negotiated and agreed.

Interested parties are invited to contact the agents for details of the quoting rent.



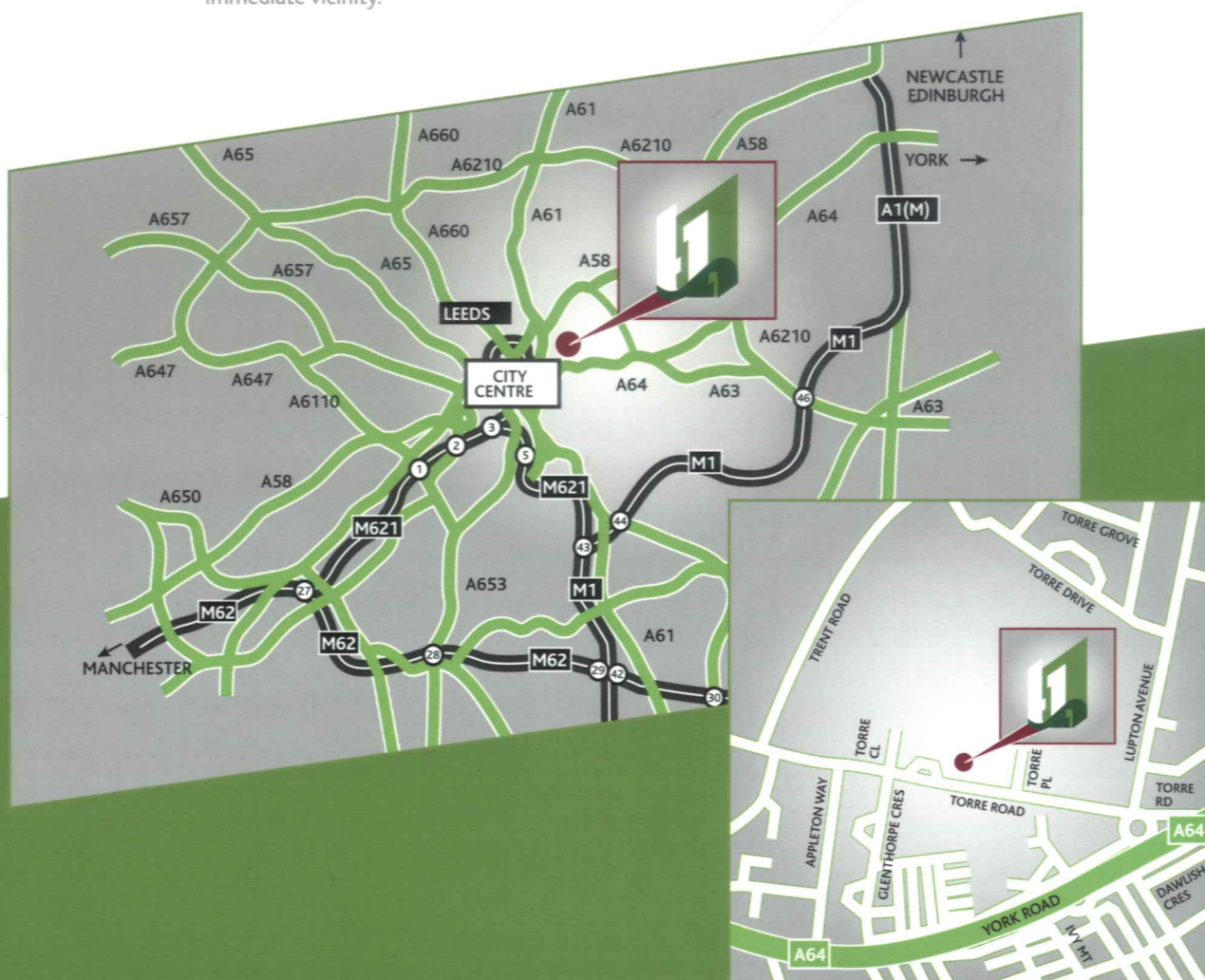
TRENT HOUSE LOCATION

Trent House is situated approximately 1½ miles due north east of Leeds city centre within a predominantly residential area of Leeds.

Trent House is easily accessible from both Leeds city centre and all areas east of the city centre via the A64 York Road and Torre Road.

Access to and from the national motorway network and thereafter all other areas of West Yorkshire is also both quick and convenient via the A64 York Road.

Thus accessibility by car for personnel residing both nearby and in other areas of Leeds is excellent with other public transport facilities also being plentiful within the immediate vicinity.



All enquiries

On the instruction of

 **Arcadia Group Limited**

www.cartertowler.co.uk

CARTER TOWLER
CHARTERED SURVEYORS

0113 245 1447