



TO LET - MODERN SELF- CONTAINED OFFICES

22-23 BLAYDS YARD
LEEDS
LS1 4AD

- LS1 Central Location
- Under-going Refurbishment
- Close Proximity To The Train Station
- Size: Approx 2,307 Sq.ft (NIA)
- Guide Rental: £50,000 per annum Exc
- Passenger Lift / Intercom Entry System



**malcolm
stuart**
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Prime Office Self Contained Office Accommodation Close To Leeds Train Station.....

The offices form part of an attractive 3 storey property fronting Swinegate in Leeds City Centre.

The entrance is located on Blayds Yard, just off Swinegate with dedicated intercom access into a ground floor reception area with passenger lift and stairwell to all floors.

The first and second floor offices are currently configured to provide a mix of large open plan offices together with smaller meeting rooms / private offices but have plenty of scope to be reconfigured.

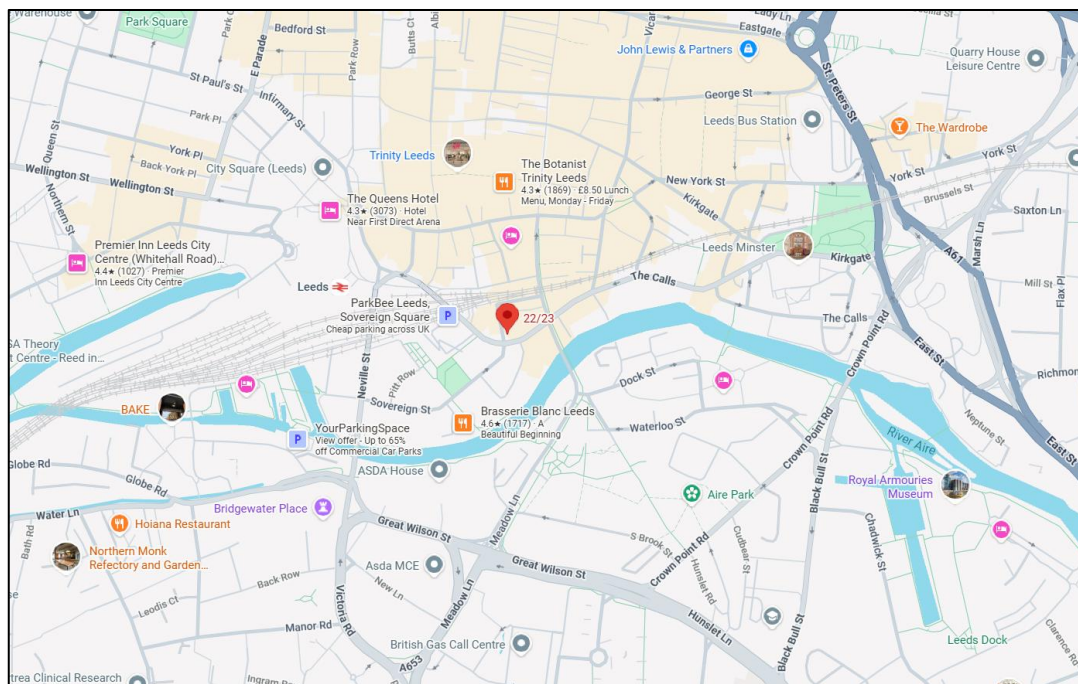
The offices benefit from WC facilities to each floor with a fully fitted kitchen and have gas fired central heating throughout.

The property is well located on Swinegate, which forms part of the Leeds City Centre loop traffic system. Leeds train station is less than a 5-minute walk from the premises together with long stay car parks, hotels, shops, restaurants, cafes and bars all in close proximity.



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Description	SQM	SQ.FT
Ground Floor Reception	17.36	187
First Floor Offices	97.38	1,048
Second Floor Offices	99.64	1,072
Total	214.38	2,307



1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared July 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

PLANNING

We understand the premises have consent under Use Class – Commercial, Business & Service but we recommend interested parties make their own enquiries with Leeds City Council.

BUSINESS RATES - 2026 LIST

Office & Premises £28,750

Current Uniform Business Rate for 2026/27 0.432 giving approx. rates payable £12,420.

EPC

The property has a current EPC rating of E121

TERMS

The unit is available on a new FRI lease for a term of years to be negotiated at a rental of £50,000 per annum.

VIEWING

Strictly via joint agents (by appointment only)

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