



Boundaries shown for ID only



Floor	Description	Sq M	Sq. Ft
GF	Offices	229.4	(2,470)
FF	Offices	248.1	(2,671)
FF	Stores	4.9	(53)
	<b>Total</b>	<b>482.5</b>	<b>(5,194)</b>

TO LET (MAY SELL)

# NEPTUNE HOUSE

NEPTUNE STREET, LEEDS, LS9 8PB

Characterful Riverside Offices with Parking.  
Open plan offices with many features

**482.5m<sup>2</sup> (5,194 sq. ft)**

## Site

- Parking for 14 cars (and more on a tandem basis)
- Converted and extended Grade II Listed open plan office
- Waterside setting, adjacent to River Aire, Leeds Dock & Royal Armouries
- Accessible, edge of Leeds city centre (off East Street) location

## Location

The premises occupy a riverside position on the edge of Leeds city centre accessible to Leeds railway station, bus station, The Royal Armouries and amenities including café/bars/retail and leisure.



**Michael Steel & Co**  
PROPERTY CONSULTANTS

0113 234 8999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)





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## Description

Neptune House is a Grade II Listed former riverside warehouse which has been substantially refurbished and extended to provide open plan quality and characterful office accommodation over two floors with feature glazed entrance atrium. Building characteristics include:-

- Predominantly open plan accommodation
- Multiple balconies with city and riverside views
- Characterful features including exposed brickwork and vaulted ceiling to part ground floor
- Modern kitchens, WC and shower facilities
- Visitor parking (3-5 spaces including electric charging point) and rear remote barrier controlled car park (minimum 9 additional spaces plus potential for tandem car parking) plus external landscaping, planted areas and walkways

## Business Rates

Through enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Office & Premises RV £51,500

## Energy Performance Certificate

The property is a Listed building and the landlord is advised the property is exempt from MEES Regulations requiring an EPC.

## Rent/Price

£80,750 per annum exclusive. Offers invited for the freehold interest.

## Terms

The property is offered to let by way of a new tenants full repairing and insuring lease, for a term to be agreed incorporating regular upward only rent reviews.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## VAT

The rent and price are quoted exclusive of VAT. It is understood VAT will apply to the rent/price.

## Legal Costs

The tenant/purchaser to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Michael Steel & Co

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Click [HERE](#) to view the aerial footage or scan the QR Code below



This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

**Our Ref: 1419/A/S**

**October 2025 Subject to Contract**