



No1 King Street

King Street, Leeds, LS1 2HH

**Final Suite within this
stunning, fully refurbished,
Grade II listed office building**

1,514 sq ft
(140.66 sq m)

- Striking Contemporary designed office space
- Exposed services
- LED Lighting
- Showers and cycle storage
- Kitchenette
- 3-compartment perimeter power and data trunking
- Passenger lift to upper floors

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Summary

Available Size	1,514 sq ft
Rent	£22.50 per sq ft
Rates Payable	£9.06 per sq ft
Rateable Value	£27,500
Service Charge	£4.75 per sq ft
Car Parking	On-site parking available at the rear of the building
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

No.1 Kings Street holds a prominent position on the corner of King Street and Wellington Street in the centre of Leeds professional core.

No.1 Kings Street has undergone a comprehensive refurbishment, internally and externally, and offers a contemporary open plan working environment excellent natural light, exposed services and perimeter trunking.

The installation of brand new secure cycle storage and showers and changing facilities in the basement, is a great addition to this beautiful perios building

Location

No.1 Kings Street is prominently positioned at the junction of King Street and Wellington Street, right in the heart of Leeds' professional core.

The building is in a popular business location with occupiers which has been further reinforced by the letting to Channel 4 HQ at City Square. There are also numerous amenities in close proximity including Restaurant Bar & Grill, Starbucks and Café Nero, Sainsbury's Local, M&S Simply Food and Boots are close by with the city's main retail core a short walk away.

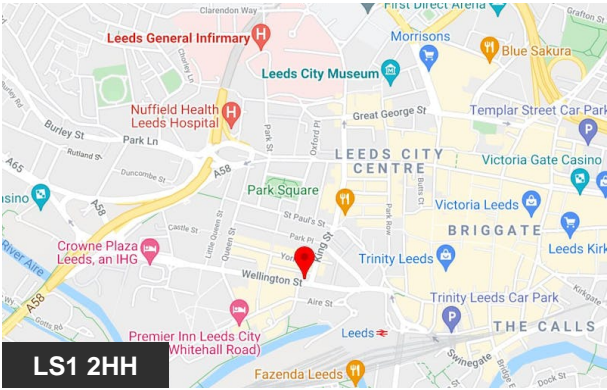
Leeds City Centre Railway Station is situated within a short walk and the location is easily accessible by foot, bike or car, being within close proximity to the city loop and the inner ring roads.

Terms

The final suite compromises the lower ground floor with its own direct access off Wellington Street. The suite is offered by way of a new lease on terms to be agreed at a quoting rent of £25 per sq ft

Accommodation

Name	sq ft	sq m	Availability
Lower Ground - Floor	1,514	140.66	Available
Total	1,514	140.66	



Viewing & Further Information



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