

## **TO LET**



# **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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### No1 King Street, King Street, Leeds, LS1 2HH

#### 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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