



84+
ALBION
ST LEEDS

TO LET

1,184 – 6,884 SQ. FT / 18-90 DESKS

TRADITIONAL AND FULLY FITTED WORKSPACE

84ALBIONSTREET.CO.UK

IN THE HEART OF THE CITY

84 Albion Street stands as a prominent landmark office building, strategically positioned at the bustling heart of Leeds' city centre.

This exceptional office development boasts an impressive 22,283 sq ft of workspace, thoughtfully distributed across 6 floors, including fully fitted suites gracing the first floor, with an added advantage of fully fitted suites gracing the first floor.



HIGHLIGHTS



SHOWER
FACILITIES



CYCLE
STORAGE



AIR
CONDITIONING



MEETING ROOMS
& SHARED FACILITIES



ULTRAFAST FIBRE
CONNECTIVITY



LIFT
ACCESS



DDA
COMPLIANT



EPC B
RATING



BASEMENT CAR
PARKING



EXCELLENT
NATURAL LIGHT



24/7
ACCESS



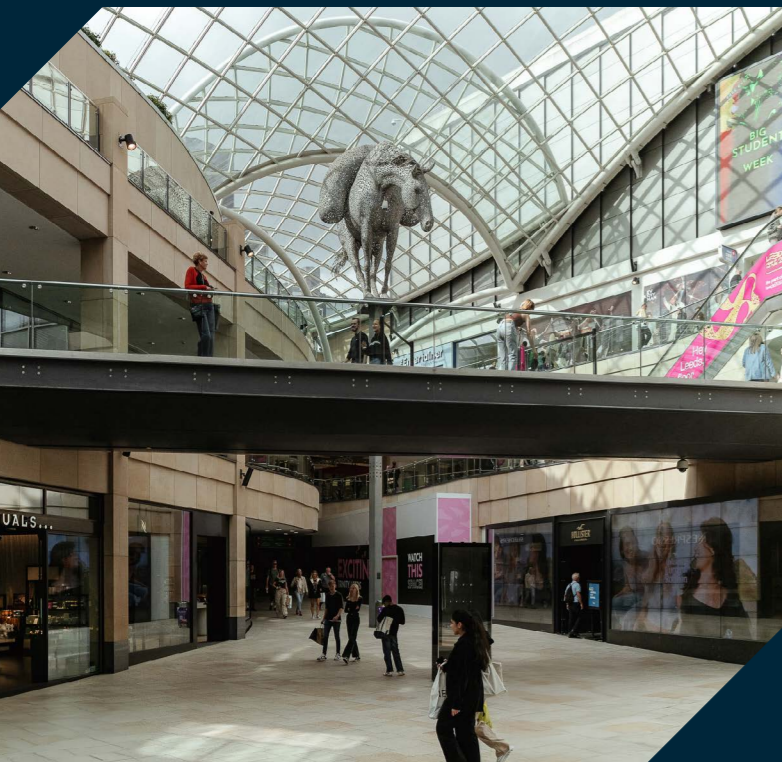
COLUMN FREE
FLOOR PLATES



KIRKGATE MARKET- 6 MIN WALK



LEEDS BRIGGATE- 3 MIN WALK



TRINITY CENTRE- 2 MIN WALK

LEEDS, LS1 6AG



VICTORIA & VICTORIA GATE LEEDS- 5 MIN WALK

THE PLACE TO BE

84 Albion is a standout presence on Albion Street, occupying a prime location in the bustling commercial district of Leeds City Centre. This vibrant and busy pedestrian thoroughfare enjoys the added advantage of excellent public transport connections, with multiple bus stops and Leeds City Station just a short walk away, ensuring convenient accessibility for all.

The property's strategic positioning offers close proximity to a wealth of enticing dining options, lively bars, and diverse retail stores. Additionally, 84 Albion finds itself within easy reach of the esteemed Trinity Leeds shopping centre, making it an ideal location for the utmost convenience for your staff and impressive client entertaining opportunities.



BY FOOT

- CITY SQUARE 01 MIN
- LEEDS STATION 03 MIN
- THE LIGHT 03 MIN
- TOWN HALL 05 MIN
- VICTORIA GATE 05 MIN
- PARK ROW 01 MIN
- TRINITY LEEDS 02 MIN
- VICTORIA QUATER 03 MIN
- HARVEY NICHOLS 03 MIN
- BUS STATION 12 MIN

BY RAIL

- MANCHESTER 54 MIN
- NOTTINGHAM 108 MIN
- LONDON 119 MIN
- NEWCASTLE 84 MIN
- BIRMINGHAM 114 MIN
- EDINGBURGH 180 MIN

NEIGHBOURHOOD HEROS

GRAB & GO

01	SAINSBURY'S	2 MIN
02	STARBUCKS	2 MIN
03	PRET A MANGER	3 MIN
04	GREGGS	2 MIN
05	MCDONALD'S	4 MIN
06	BILLS	1 MIN
07	TESCO	3 MIN
08	WASABI SUSHI	2 MIN

CASUAL

09	LOST & FOUND	2 MIN
10	PIZZA EXPRESS	2 MIN
11	TRINITY KITCHEN	3 MIN
12	COSY CLUB	1 MIN
13	THE BOTANIST	4 MIN
14	FRANCO MANCA	4 MIN
15	MEATLIQUOR	2 MIN
16	NANDOS	4 MIN

WINE & DINE

17	CRAFTHOUSE	5 MIN
18	ANGELICA	5 MIN
19	RESTAURANT BAR & GRILL	5 MIN
20	THE IVY	5 MIN
21	GINO D'ACAMPO	5 MIN
22	MAN BEHIND THE CURTAIN	6 MIN
23	GAUCHO	3 MIN
24	SIX BY NICO	5 MIN

ALL TIMES BASED ON WALKING TIMES



84ALBIONSTREET.CO.UK

SAT NAV: LS1 6AG



FULLY FITTED SUITES



FULLY FITTED SUITES

Introducing our 1st Floor - Fully Fitted Suites, offering an unmatched leasing opportunity for 4 to 64 desk offices. These turnkey spaces are fully furnished and available whenever you need them, boasting easy-in, easy-out terms with no dilapidations and immediate occupancy, providing your business with the ultimate flexibility.

Embrace a seamless work environment with our fully furnished suites, equipped with cabled workstations, a dedicated kitchen, meeting rooms, and inviting breakout spaces. You'll enjoy round-the-clock access, a private entrance, and convenient amenities such as shower and bike facilities.

Choose from an array of fitted suites ranging from 301 to 1,884 sq ft, thoughtfully designed to meet your requirements. Whether you prefer the existing layouts or wish to tailor the space to your needs, we are committed to accommodating your vision.

FULLY FITTED SUITES INCLUSIONS:

- FLEXIBLE TENANCY
- INCLUSIVE MONTHLY RENT
- READY TO GO BROADBAND
- NO DILAPIDATION COSTS (FAIR WEAR AND TEAR POLICY)
- FULLY FURNISHED




[VIEW WEBLINK HERE](#)




1ST FLOOR FULLY FITTED SUITES


SPACE	DESKS	SQ FT	SQ M	AVAILABILITY
■ SUITE 1	22	1,334	123.93	AVAILABLE
■ SUITE 2	18	1,184	110	AVAILABLE
■ SUITE 3	24	1,884	175.03	MURGITROYD
■ SUITE 4	6	355	32.98	CHILDERSTONE PROJECT MANAGEMENT
■ SUITE 5	4	301	27.96	TGA
■ 6 PERSON MEETING ROOM				




EXPOSED
CEILINGS




LED STRIP
LIGHTING




MODERN
KITCHEN




BREAK OUT
SPACE




HIGH SPEC
WORKSTATIONS



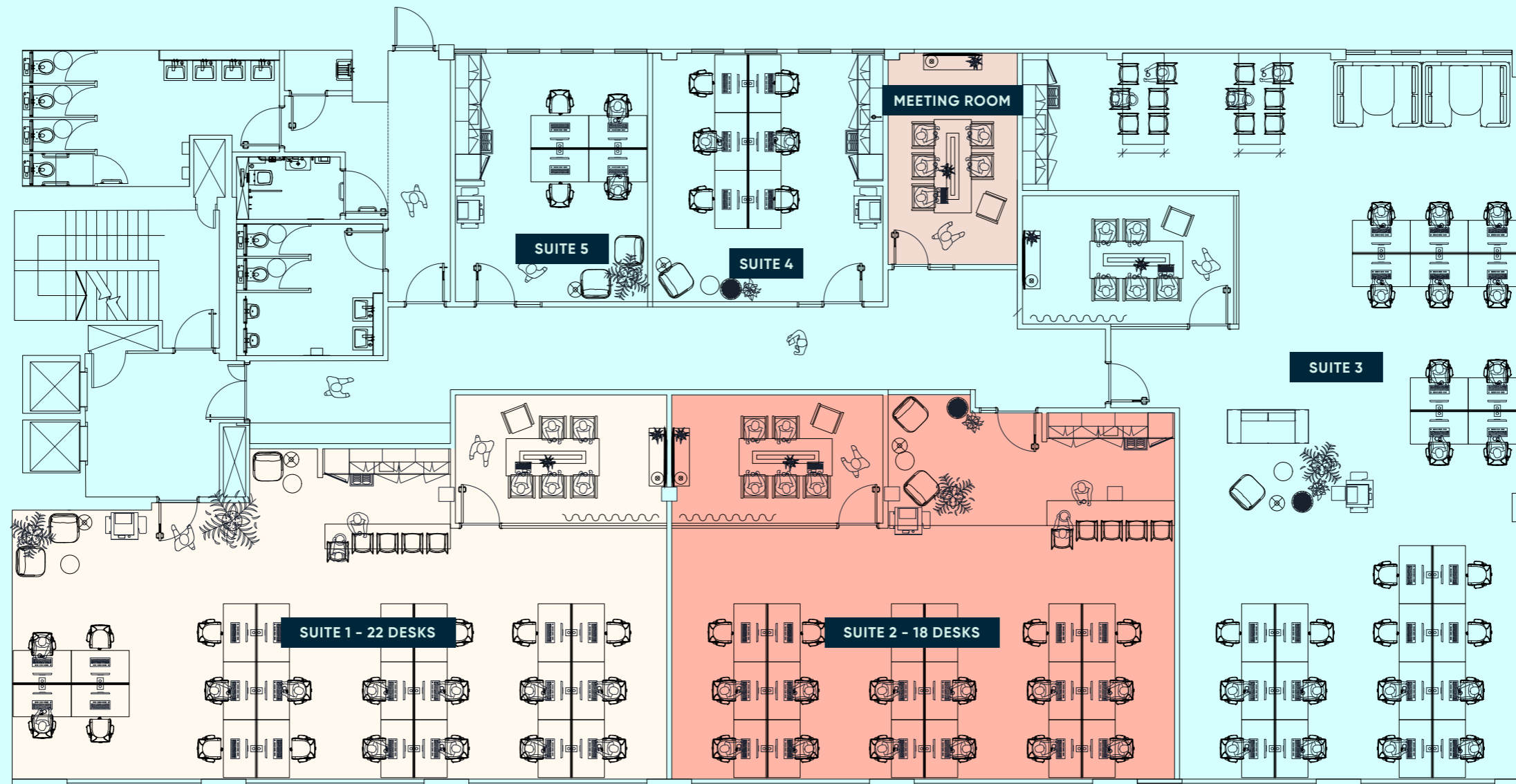
CARPET
FLOORING



DEDICATED
MEETNING ROOM



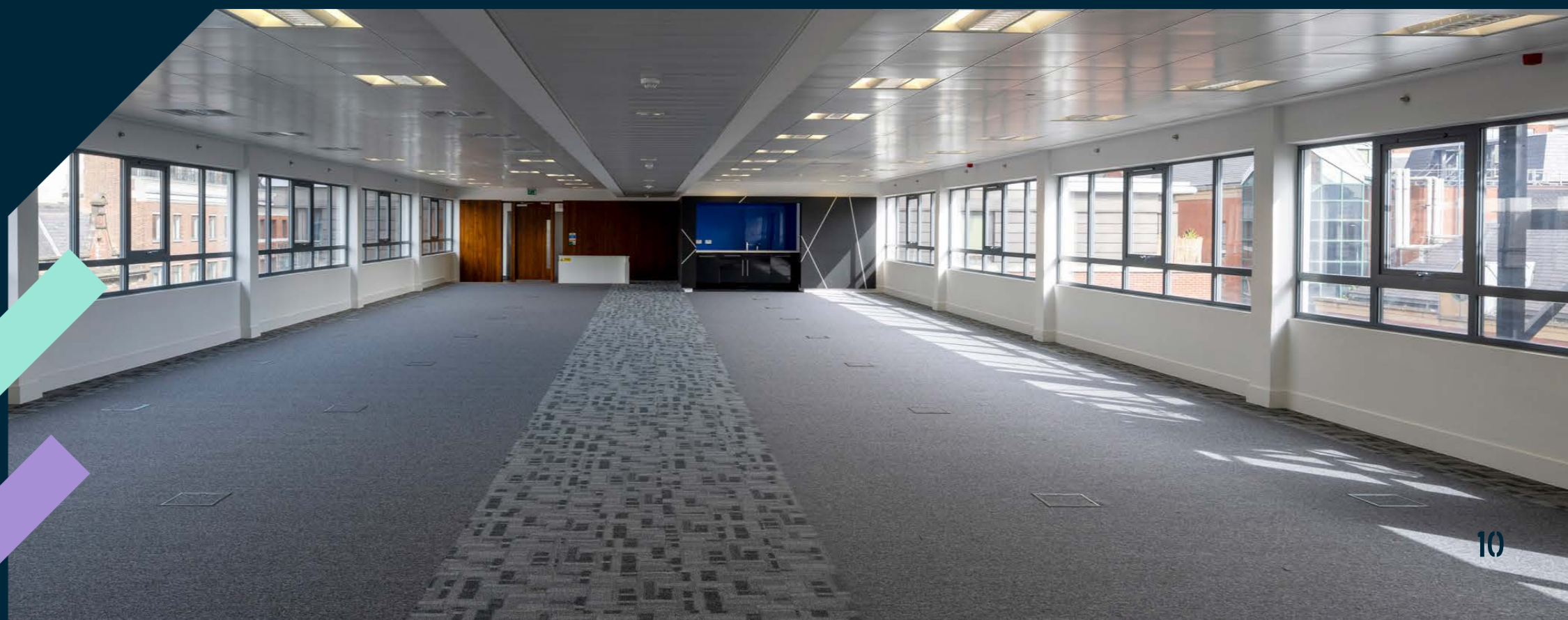
ACCESS TO SHARED
MEETING ROOM



ALBION STREET



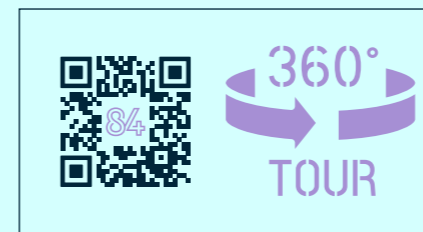
TRADITIONAL WORKSPACES



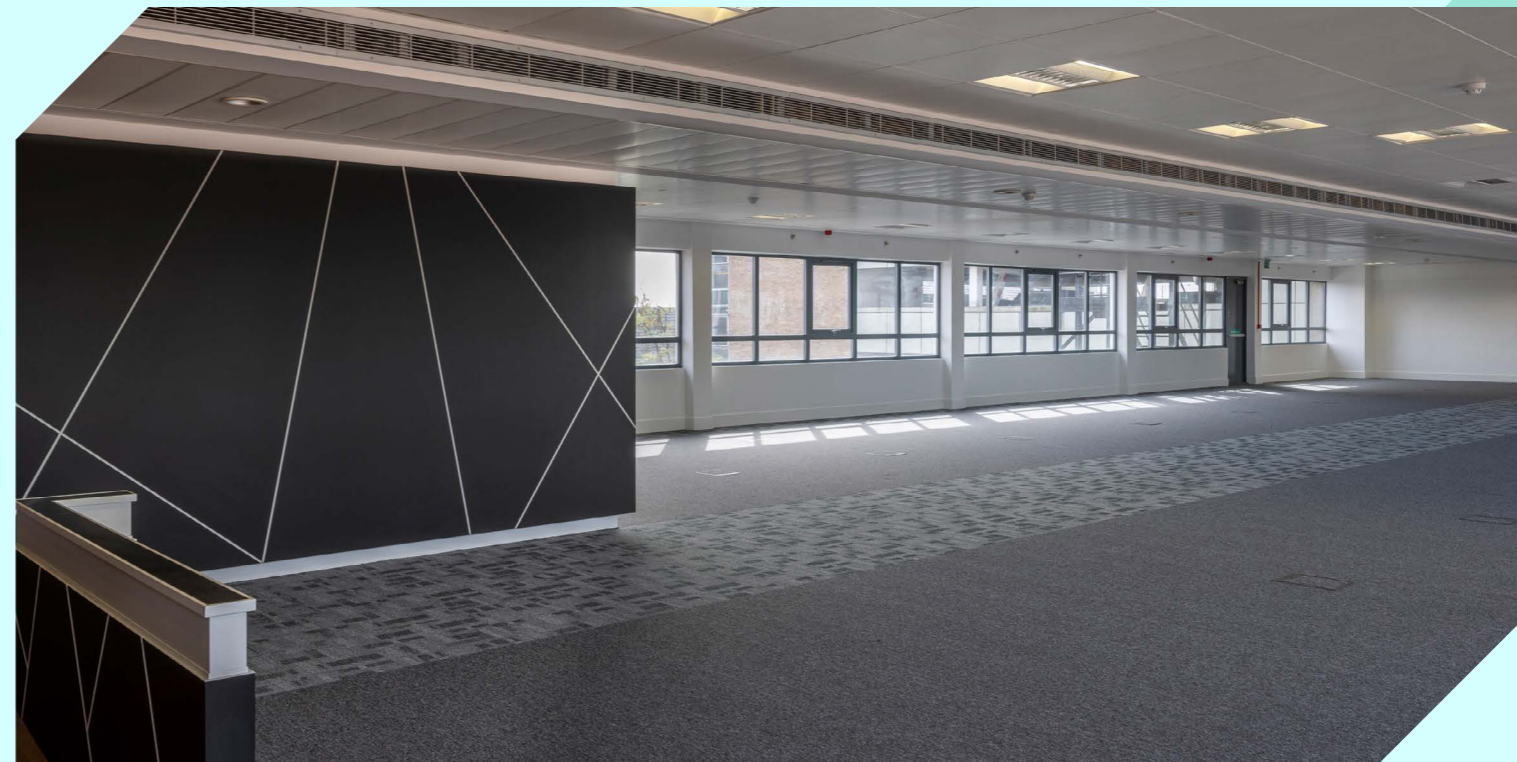
TRADITIONAL WORKSPACE

Discover the opportunity to lease an entire floor of meticulously crafted traditional workspace, tailored to your exact needs.

Immerse yourself in a contemporary work environment flooded with natural light, courtesy of dual aspect glazing, exceptional floor-to-ceiling height, and column-free floor plates. Experience the privilege of having your own front door, ensuring a sense of exclusivity and autonomy within this thoughtfully designed space.

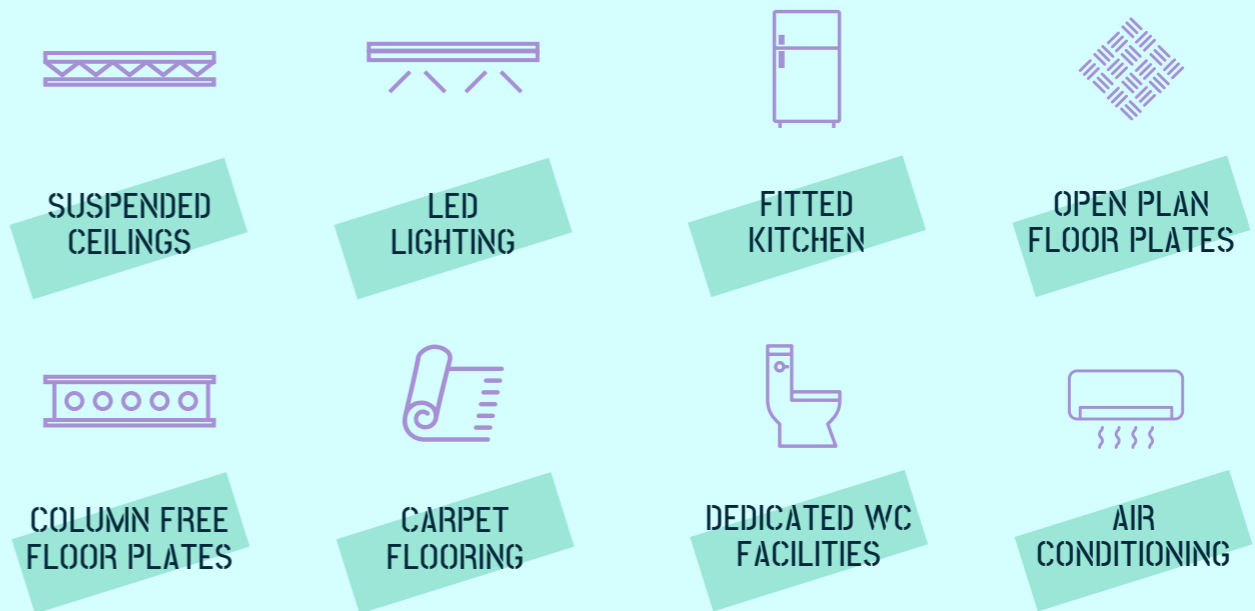


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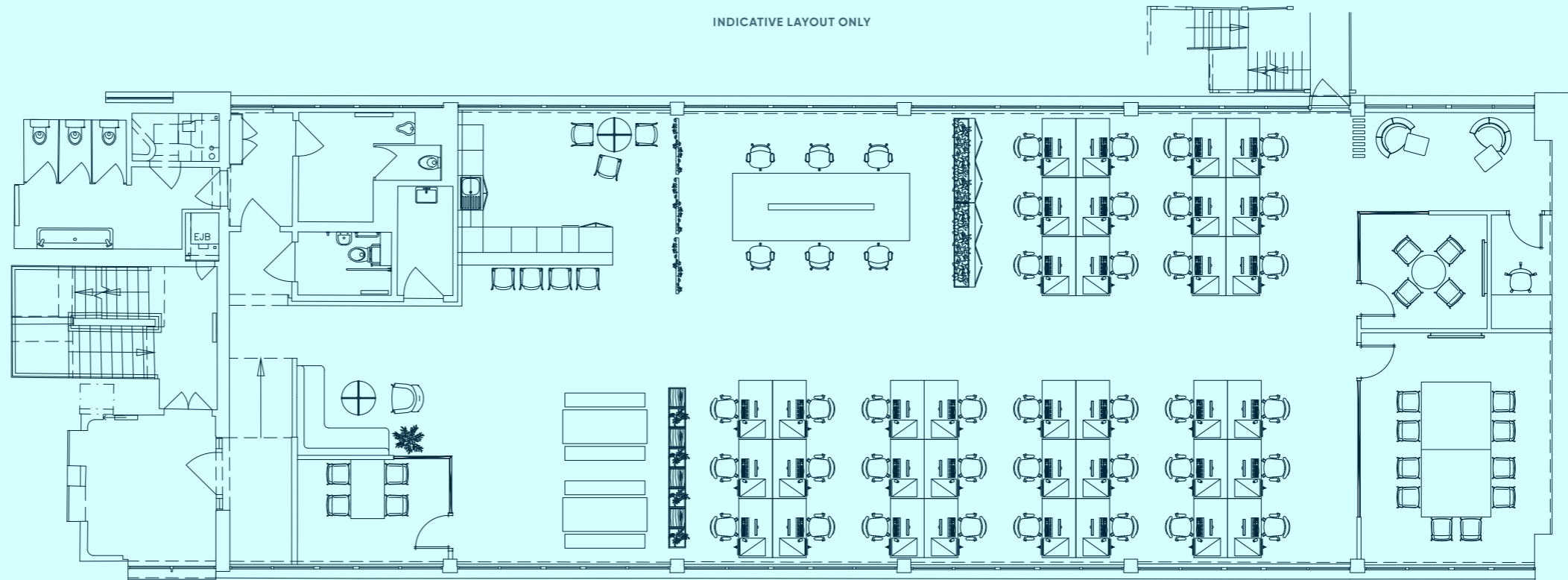
TRADITIONAL WORKSPACE

SPACE	DESKS	SQ FT	SQ M	AVAILABILITY
2ND	---	---	---	ARMA LITIGATION LLP
3RD	---	---	---	JELF GROUP PLC
4TH	UP TO 45	3,442	230.98	AVAILABLE
5TH	UP TO 45	3,442	230.98	AVAILABLE
6TH	---	---	---	P & HS ARCHITECTS LTD
TOTAL	UP TO 90	6.884	6.910	



TRADITIONAL FLOOR PLATE

INDICATIVE LAYOUT ONLY



ALBION STREET

FEATURES:

- 36X FIXED DESKS
- 6X HOT DESKS
- 2X 4 PERSON MEETING ROOM
- 1X 10 PERSON MEETING ROOM
- KITCHEN / BREAK OUT
- PRIVATE WORK AREAS

84+
ALBION
ST LEEDS

GET IN TOUCH

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LLOYD
JONES**

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