

TO LET – SUITE 3B, 14 KING STREET, LEEDS LS1 2HL

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

1,322 ft² / 24 DESKS / FULLY FITTED / READY-TO-GO WORKSPACE



- ◇ Fully fitted with 24x desks and task chairs plus 6x person boardroom
- ◇ LED lighting
- ◇ Suspended ceiling with metal ceiling tiles
- ◇ Reception / breakout space
- ◇ Fitted kitchen
- ◇ Air conditioning



Location

- Within a short walk of City Square and the mainline rail station, 14 King Street offers an enviable Leeds business address.
- Overlooking the city centre loop, the building sits on the doorstep of Trinity Leeds and the vibrant retail district.
- 14 King Street's central location puts the best of what Leeds has to offer on your doorstep. For lunchtime essentials nearby you can find Pret-à-Manger and Philpotts along with local independent sandwich shops.
- When you want to get out of the office on a sunny lunchtime, Park Square is a short walk away. Leeds has a compact city centre and 14 King Street is well located for easy access.
- The building benefits from on-site car parking, and its location on the city centre loop road gives easy access to the M62/M1 and the wider motorway network. Leeds train station is two minutes' walk away.

LOCATION

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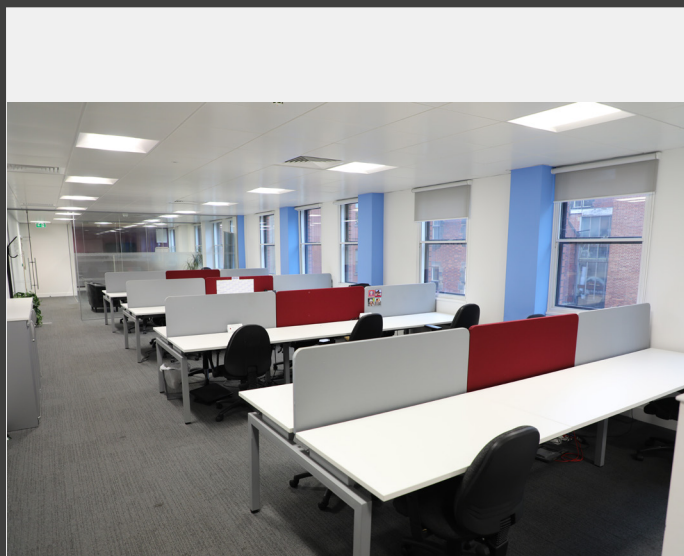
DESCRIPTION

THE SUITE

FLOOR PLAN

TERMS

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Description

The spacious suite is located on the 3rd floor and is available with the existing fit-out and furniture.

The impressive reception at 14 King Street is staffed by a dedicated customer service team, leaving you free to run your business.

Add to that natural light, superfast internet, parking, bike storage and shower facilities and you've got everything you need for a growing business.

Specification

- Fully fitted with 24x desks and task chairs plus 6x person boardroom
- LED lighting
- Suspended ceiling with metal ceiling tiles
- Reception / breakout space
- Fitted kitchen
- Air conditioning
- Raised access floors
- Excellent natural light

PROPERTY DETAILS

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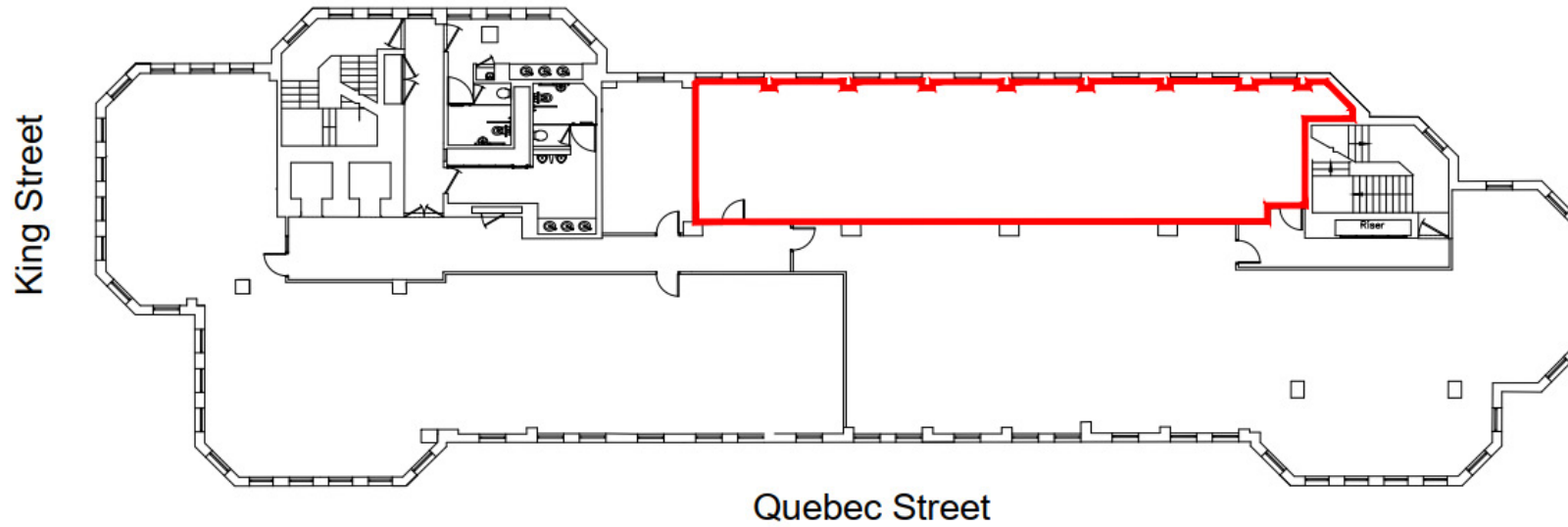
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FLOOR PLAN

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LOCATION	DESCRIPTION	THE SUITE	FLOOR PLAN	TERMS
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Viewing & further information

Please contact the sole selling agents:

Nick Salkeld

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Harry Finney

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Zac Parker

Zac.Parker@fljltd.co.uk

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Terms

The suite is available on a sub lease. Further information available on application.

Rent:

£26.00 per sq ft exclusive

Rateable Value:

Estimated business rates of £7.50 per sq ft

Service Charge:

On application

Insurance:

On application

EPC:

A full copy of the certificate is available upon request

VAT:

VAT is payable at the prevailing rate.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared December 2023