



LEEDS LS1 2HH

NO. 1 KING ST

TO LET PERIOD BUILDING WITH REFURBISHED CONTEMPORARY WORKSPACE 1,007 - 2,751 SQ FT



NO.1 KING ST



DESCRIPTION

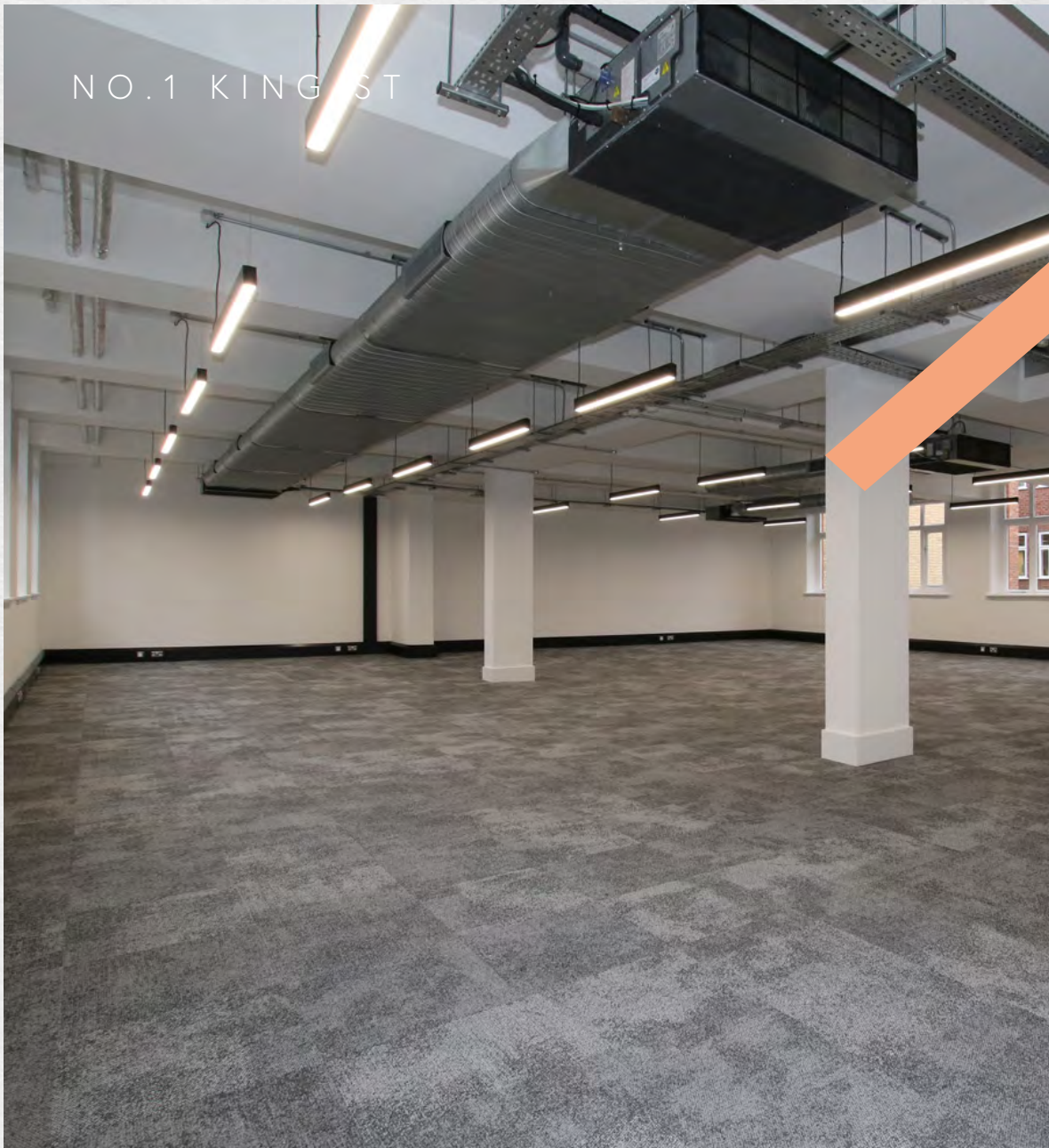
NO.1 KING STREET holds a prominent position on the corner of King Street and Wellington Street in the centre of Leeds professional core.

NO.1 KING STREET has just undergone a comprehensive refurbishment and offers a contemporary open plan working environment with good natural light, exposed services and perimeter trunking.

The installation of bicycle racks and showers in the basement, is a great addition to this beautiful building.



NO.1 KING ST



SPECIFICATION

NO 1 KING STREET provides the following specification:-



COMFORT
COOLING



EXPOSED
SERVICES



LED
LIGHTING



CYCLE STORAGE &
SHOWER FACILITIES



PRE-INSTALLED
CAT 6 CABLING &
SERVER CABINET



PERIMETER
TRUNKING

TERMS

The offices are available by way of a new full repairing and insuring lease on flexible terms.



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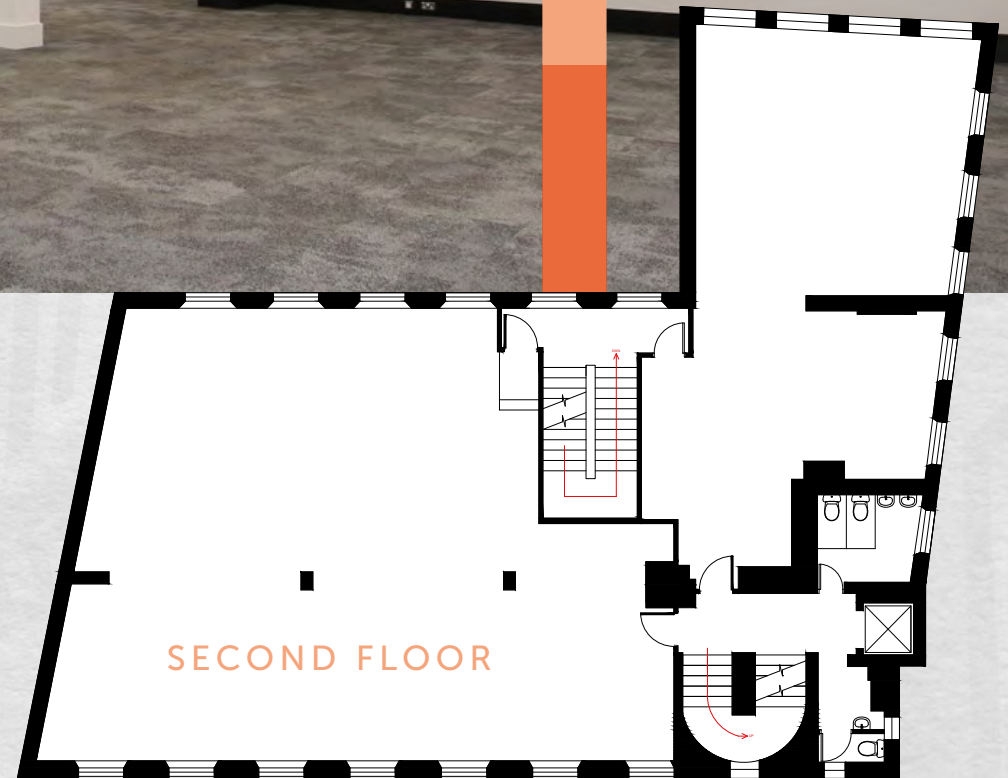


ACCOMMODATION

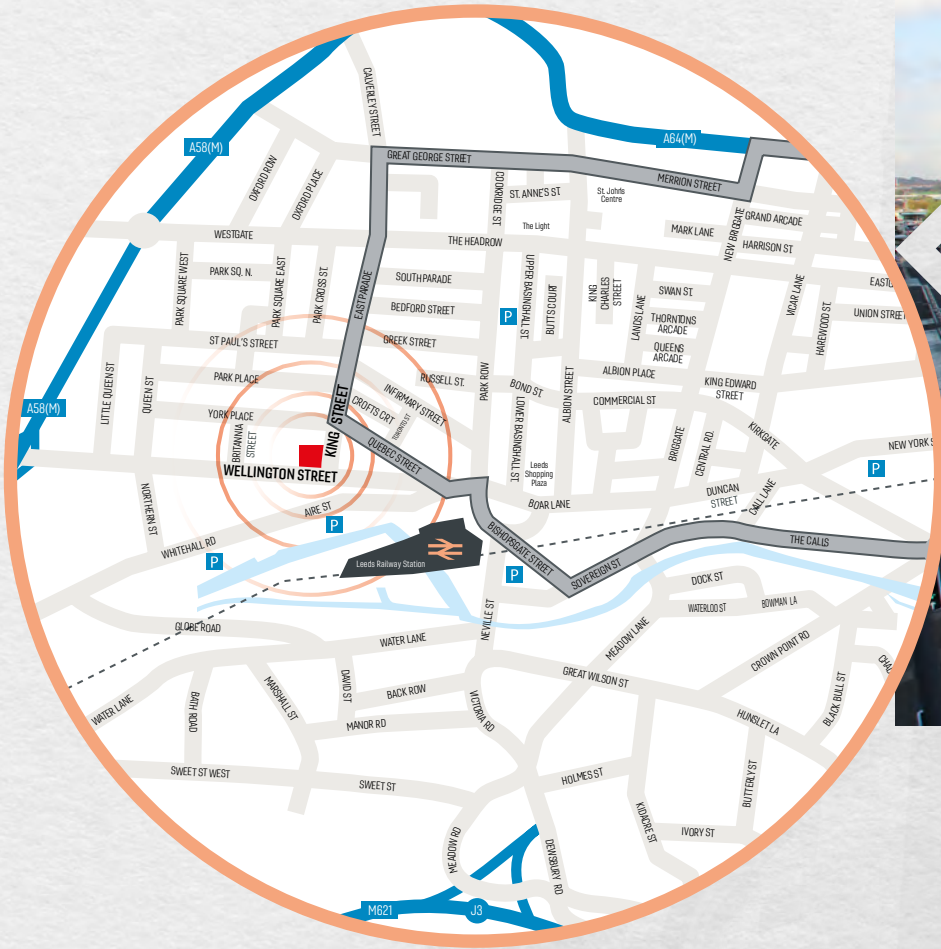
The suites have been measured in accordance with the RICS Code of Measuring Practice (6th edition) to an approximate net internal area of:

Floor	sq ft	sq m
Suite A	1,007	93.6
Suite B	1,744	162.0
Lower	1,514	140.6
Total	4,265	396.2

*Suite A & B on the second floor can be combined to create a larger suite of 2,751 sq ft.



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LOCATION

NO.1 KING STREET is prominently positioned at the junction of King Street and Wellington Street, right in the heart of Leeds' professional core. Leeds City Centre Railway Station is situated within a one minute walk and the Central Bus Interchange is located nearby.

The location is also highly accessible by car, being within close proximity to the city loop and the inner ring roads which in turn allow easy access to the M621, M1 and M62.

RENTAL & SERVICE CHARGE

Full quoting terms are available from the joint sole letting agents.

BUSINESS RATES

The agents will be pleased to advise as to the approximate business rates payable. Alternatively please visit www.voa.gov.uk for rateable value information or call Leeds City Council on 0113 247 6983.

ALL ENQUIRIES

For further information please contact the joint letting agents.



Philippa Mitchell or Richard Dunn **Robin Beagley or Duncan Senior**



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