



## 2 Queen Street

2 Queen Street, Leeds, LS1 2TW

### PRIMELY LOCATED CITY CENTRE OFFICES

**488 to 1,339 sq ft**  
(45.34 to 124.40 sq m)

- Ideal City Centre Location
- Modern Specification
- Recently Refurbished
- Fully Carpeted & Decorated
- Kitchen Facilities
- Inclusive Rental Package Available

# 2 Queen Street, Leeds, LS1 2TW

## Summary

<b>Available Size</b>	488 to 1,339 sq ft
<b>Rent</b>	£11 - £15 per sq ft
<b>Service Charge</b>	£10 per sq ft Inclusive of suite utilities
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C (65)

## Location

2 Queen Street is located in the heart of the West End office sector of Leeds city centre. The property benefits from easy access to all of the local amenities that its city centre position provides, with St Pauls Street being a short walk away for example. In addition, Wellington Place provides a number of bars, restaurants and shops including Sociable Folk, Good Luck Club, Sainsbury's and Caffe Nero.

## Description

2 Queen Street is a four storey end terrace office building which provides excellent quality office accommodation throughout the building. The available suites in the building are located on the lower ground floor and second floor which have both been refurbished to an excellent standard and benefit from the following specification features:

- Fully carpeted & decorated
- Fluorescent lighting
- Kitchen facility within each suite
- Secure intercom entry system
- W/C facilities

## Accommodation

Name	sq ft	sq m	Availability
Suite - Lower Ground Floor	488	45.34	Available
Suite - Second Floor	851	79.06	Available
<b>Total</b>	<b>1,339</b>	<b>124.40</b>	

## Rates

The available suites have the following rateable values:

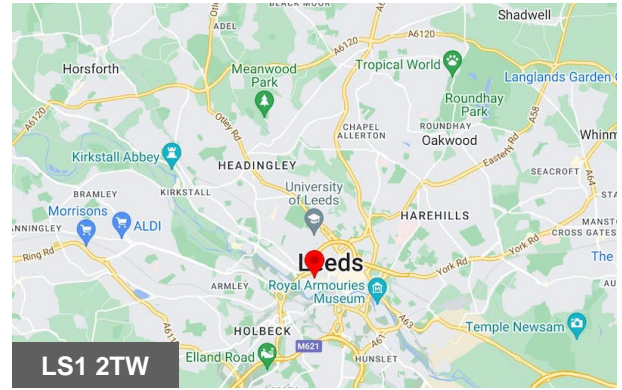
Lower Ground Floor - £4,150

Second Floor - £10,400

Subject to satisfying the usual criteria, the occupier of each suite could qualify for 100% Small Business Rates Relief. Further clarification available upon request.

## Terms

The available suites are available by way of a new full repairing and insuring lease for a term to be negotiated and agreed. The commencing rent can be made inclusive of the building service charge and utilities.



## Viewing & Further Information



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