



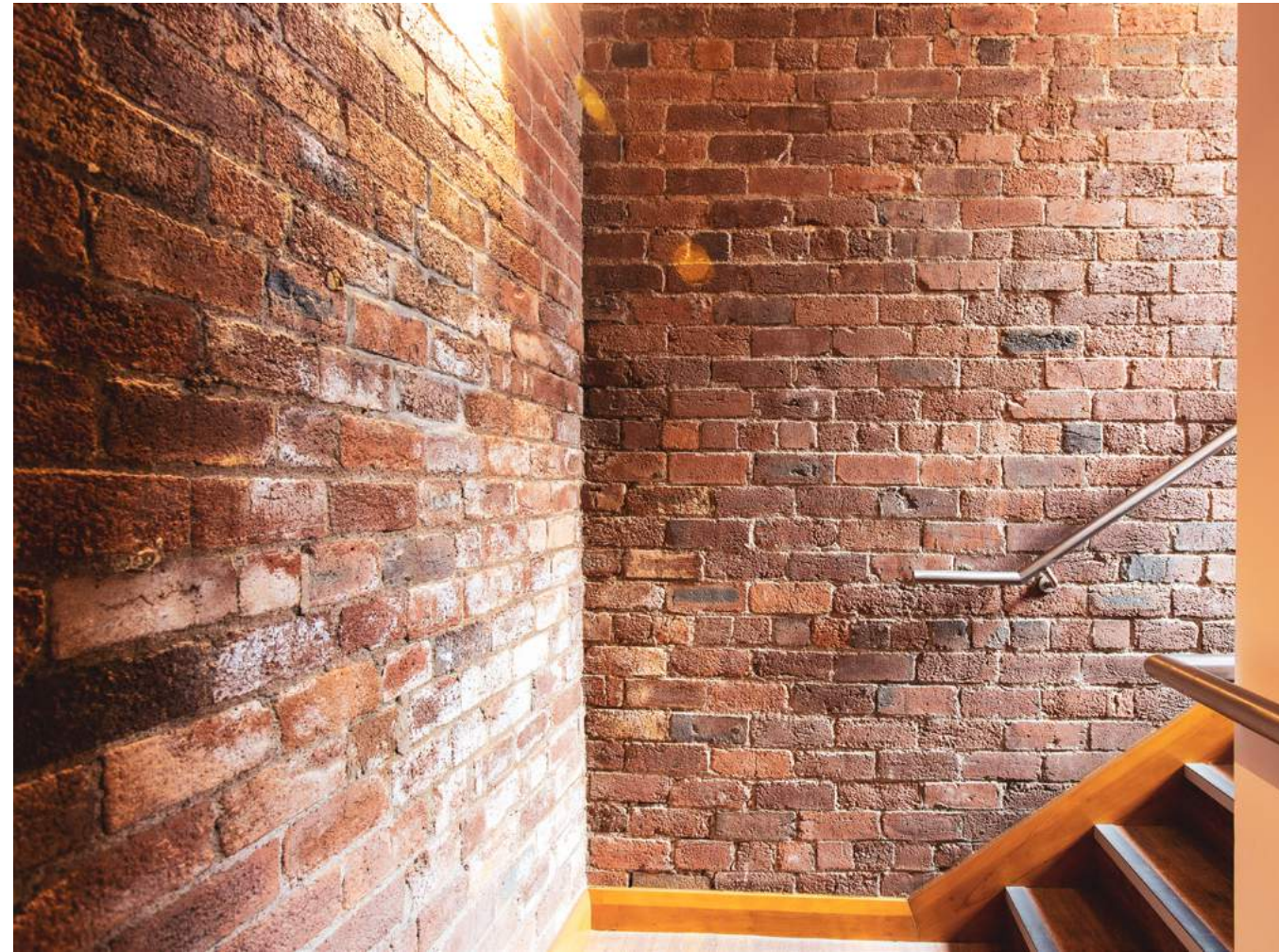
TO LET

NEW YORK HOUSE

Sympathetically
refurbished office
accommodation.

Two floors offering between...
3,606 - 7,352 sq ft

New York House, New York St, LS2 7EA



A creative powerhouse waiting to be filled.

- Prestigious Grade II Listed building
- Situated in the popular Kirkgate District of Leeds city centre
- Sympathetically refurbished office accommodation with original character features
- Available to-let on a floor-by-floor basis on flexible terms





Warp & Weft

Grade II listed New York House has always had a beating industrial heart. The characterful Victorian frontage hid warehouses and workshops that supplied textiles to the masses, including the newly formed partnership of (Michael) Marks and (Tom) Spencer.

It's a spirit of commerce that still weaves through the city, and that's at the heart of the Kirkgate area's recent resurgence. The nearby First White Cloth Hall has recently re-opened, and the area's quirky retail, food and drink scene is one of the city's hidden gems. Kirkgate is part of a city comfortable in its own skin, hosting national theatre and ballet companies, world-class retail, galleries, festivals and sporting events that rival any outside the capital.

Businesses of all shapes and sizes, springing to life. New ideas and new connections, with a host of thriving amenities, large and small. Right on the doorstep of New York House.



KIRKGATE MARKET



NEW YORK HOUSE



VICTORIA QUARTER



A city for...

Those looking for innovation and connection.

A neighbourhood for...

People who think for themselves.

A building for...

Businesses with a spark of creative cool.

Your Day...

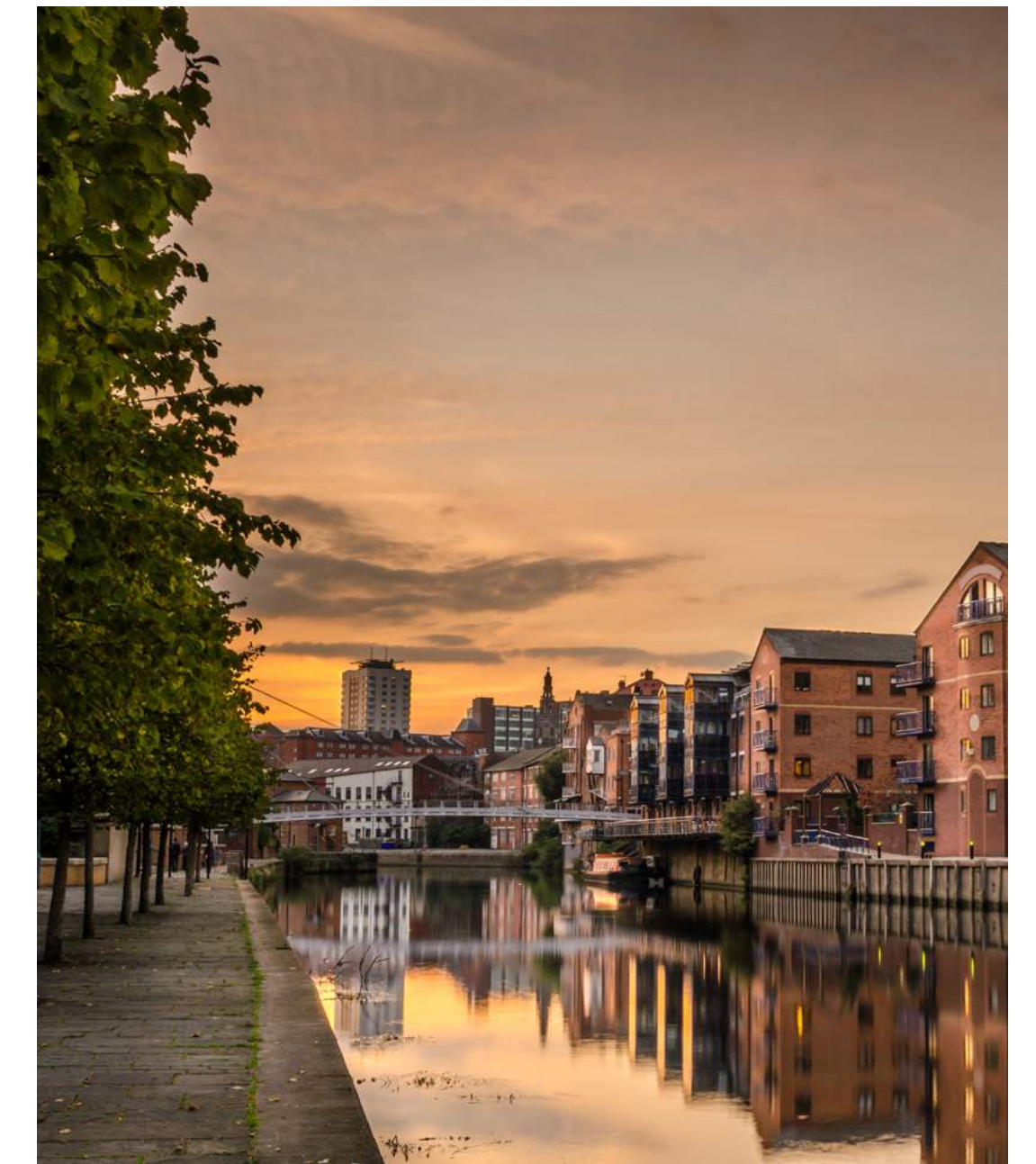
Jump off the train at Leeds station. Less than a ten minute walk and you're at the office - flat white and a pastry in hand. Or head over from Leeds Bus Station, under five minutes walk.

Break out for a morning meeting at Leeds Corn Exchange, taking advantage of the open space, before grabbing lunch at nearby Wapentake

Flowers from Kirkgate Market for a colleague's birthday, then an espresso from Kapow! to get the afternoon going. Or maybe a run, with miles of beautiful River Aire towpath on your doorstep.

After work, a glass of fizz at the bar in Shears Yard to welcome in the weekend. City life.

All within a few minutes.



On Your Doorstep

DRINK AND DINE AT...

- | | |
|----------------------|--------------------------|
| 1 Crowd of Favours | 5 Shears Yard |
| 2 Lamb and Flag | 6 Wapentake |
| 3 Outlaws Yacht Club | 7 SALT Craft + Cocktails |
| 4 Honest Burger | 8 Jamrock |

RELAX AND UNWIND AT...

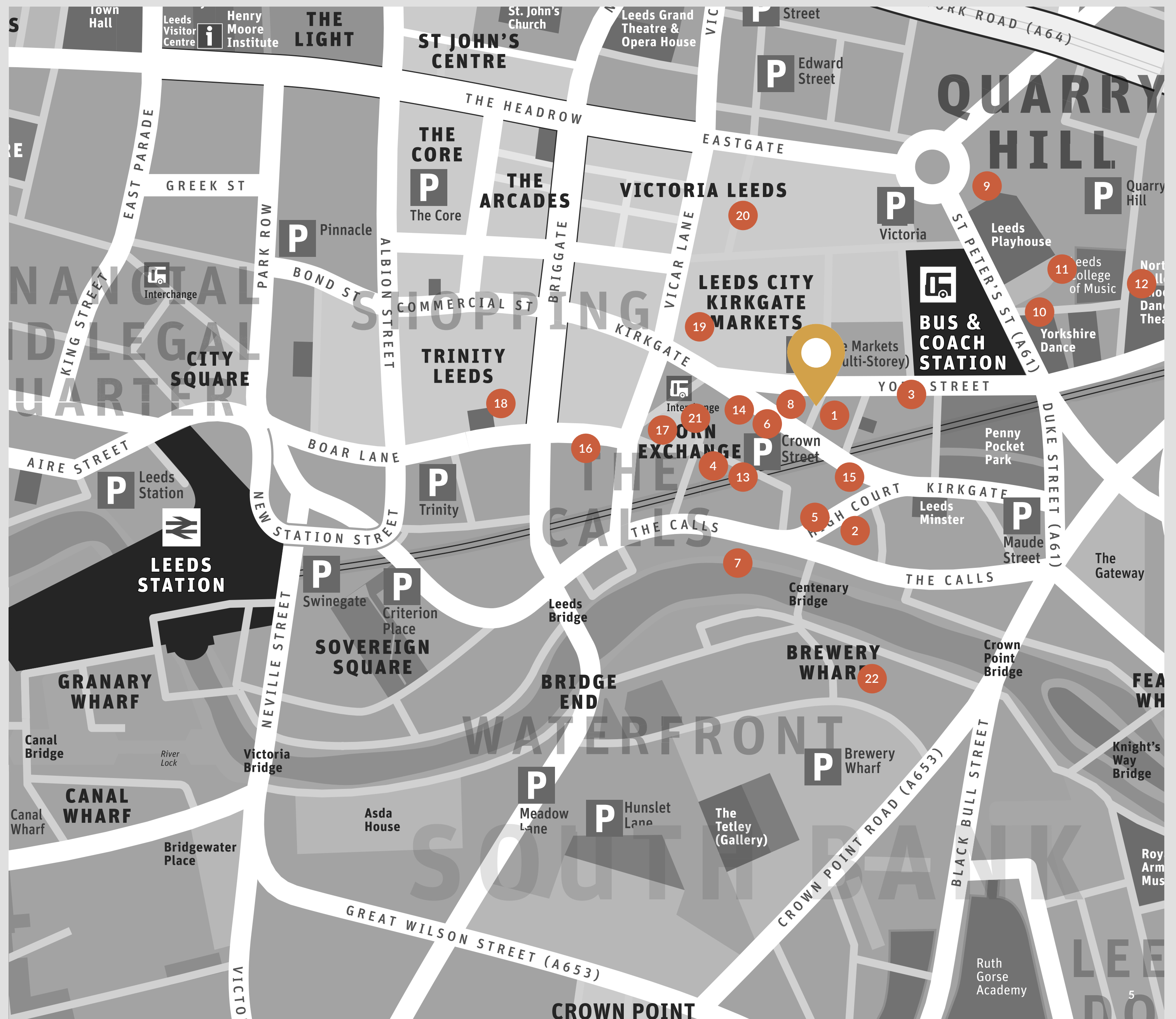
- | | |
|-------------------|---------------------------|
| 9 Leeds Playhouse | 11 Leeds College of Music |
| 10 The Wardrobe | 12 Northern Ballet |

TAKE SOME ME TIME AT...

- | | |
|----------------|--------------------|
| 13 Puregym | 16 Q61Studio |
| 14 Koncept | 17 Mr Mens Barbers |
| 15 Rebel Pinup | |

SHOP AND STAY AT...

- | | |
|--------------------|------------------------|
| 18 Trinity | 21 Leeds Corn Exchange |
| 19 Kirkgate Market | 22 Leonardo Hotel |
| 20 Victoria Gate | |





Space to Create

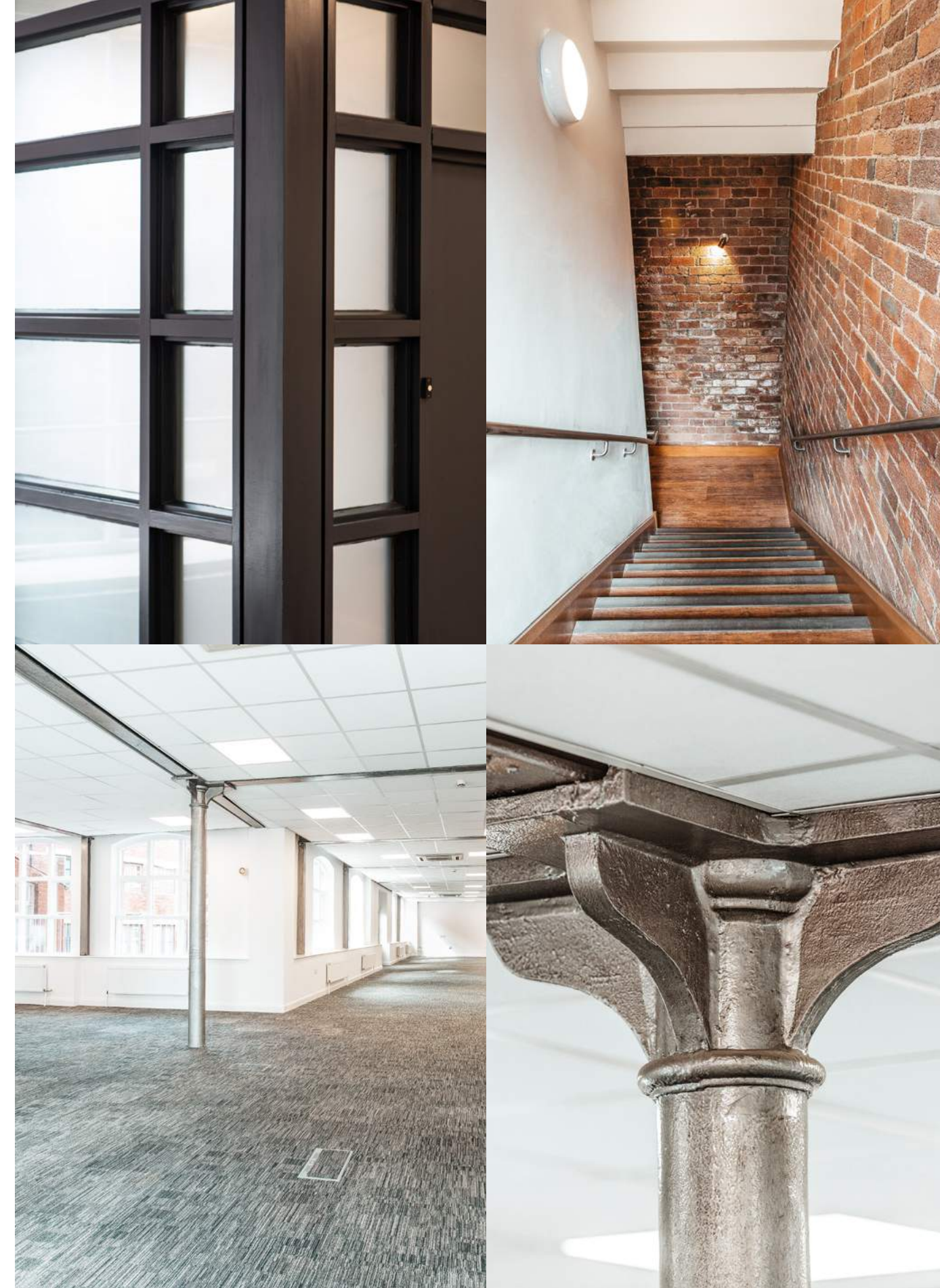
The once-bustling creative powerhouse is ready to be filled once more - an inspiring blank canvas across three floors, available as a whole or let individually. A location to spark ideas and interactions. Opportunities for businesses of all shapes and sizes, with the flexibility to suit you and your needs.



SPECIFICATION

A full refurbishment of New York House means tenants now benefit from a range of high end specifications.

- Comfort cooling
- LED lighting
- Shower facilities
- Male and Female WCs
- Kitchen facilities
- Bike storage
- Great natural light
- Exposed period features



AVAILABILITY

1st Floor	3,746 sq ft	348 sq m
2nd Floor	3,606 sq ft	335 sq m
3rd Floor	Occupied	Occupied
Total	7352 sq ft	683 sq m

INDICATIVE LAYOUT PLANS

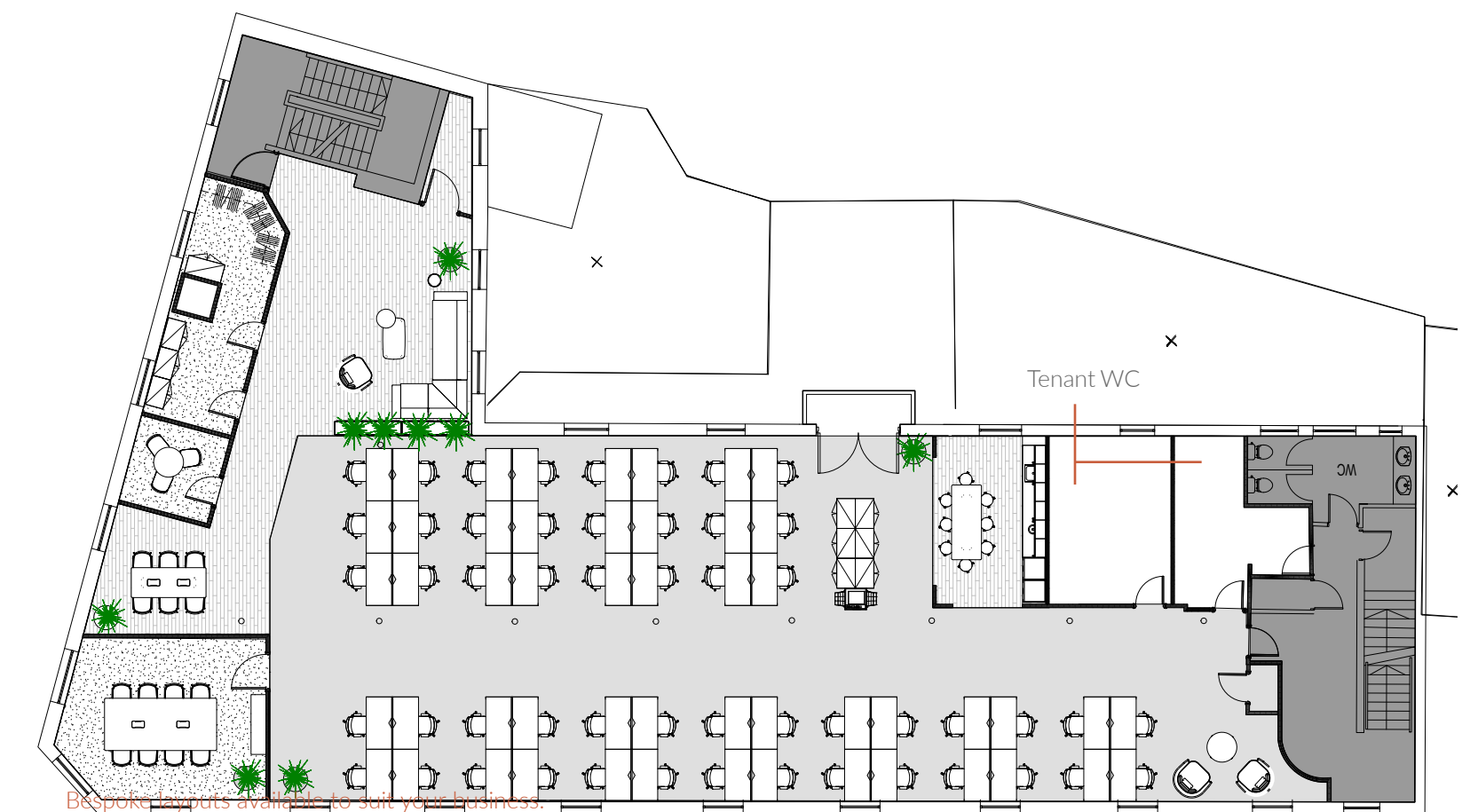
1ST FLOOR

- 42 workstations 1400mm x 800mm
- Print & storage space
- Meeting rooms in-situ
- Private booth
- Collaboration workshop
- Group collaboration space
- Lounge/client area
- Breakout space
- Informal touchdown space



2ND FLOOR

- 52 workstations 1400mm x 800mm
- Breakout space
- Print & storage space
- Interview room
- Meeting rooms in situ
- Lounge/client area
- Cloaks & store room





TERMS

The accommodation is available to let by way of a new effective FRI lease for a term to be agreed.

RENT

The quoting rent is equivalent of £17.50 per sq ft.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

Parties are advised to contact the local Rating Authority and satisfy themselves in respect of the precise rating liability.

VIEWING

For further information please contact the joint letting agents – WSB and Carter Towler.



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