



Kilkenney House

7 King Street/1a York Place, Leeds, LS1 2HH

**EXCELLENTLY LOCATED
CITY CENTRE
OFFICE/STUDIO SUITES -
LAST SUITE REMAINING!**

1,005 sq ft
(93.37 sq m)

- Modern Offices/Studios
- City Centre Location
- On-Site Car Parking
- Kitchen Facilities
- Lift Access

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Summary

Available Size	1,005 sq ft
Rent	£12.50 per sq ft
VAT	Applicable
EPC Rating	Property graded as C-E (62 - 125)

Location

Kilkenny House is prominently located on the corner of King Street and York Place, immediately opposite the Metropole Hotel, within the heart of the professional/business sector of Leeds city centre.

Leeds train station is situated just a 5-minute walk away from the property, whilst there are a number of amenities within close proximity, as you would expect from its prime city centre location. These include various bars, restaurants and shops.

Description

Kilkenny House is an attractive and prominent four-storey office building providing accommodation across five floors. The ground floor office accommodation is independently accessed from King Street, whilst the upper parts are accessed separately from York Place, which provides disabled access. The building also benefits from its own private car parking area which is accessed off York Place.

Internally, the available suites provide modern accommodation and benefit from the following specification features:

- Carpeted and decorated
- Suspended ceilings with CAT II fluorescent lighting
- Gas fired central heating
- Passenger lift serving all floors
- Shared kitchen facilities
- Male/female toilets on each floor

Accommodation

The available accommodation at Kilkenny House is available as a whole, or on a suite-by-suite basis, which provides maximum flexibility. The individual suites which are available provide the following net internal floor areas:

Name	sq ft	sq m	Availability
Suite - First Floor (King Street)	1,005	93.37	Available
Suite - Second Floor (King Street)	995	92.44	Let
Suite - Second Floor (York Place)	625	58.06	Let
Total	2,625	243.87	

Rates

Please contact the sole letting agents for further information.



Viewing & Further Information



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