

84+  
**ALBION**  
**STREETLEEDS**

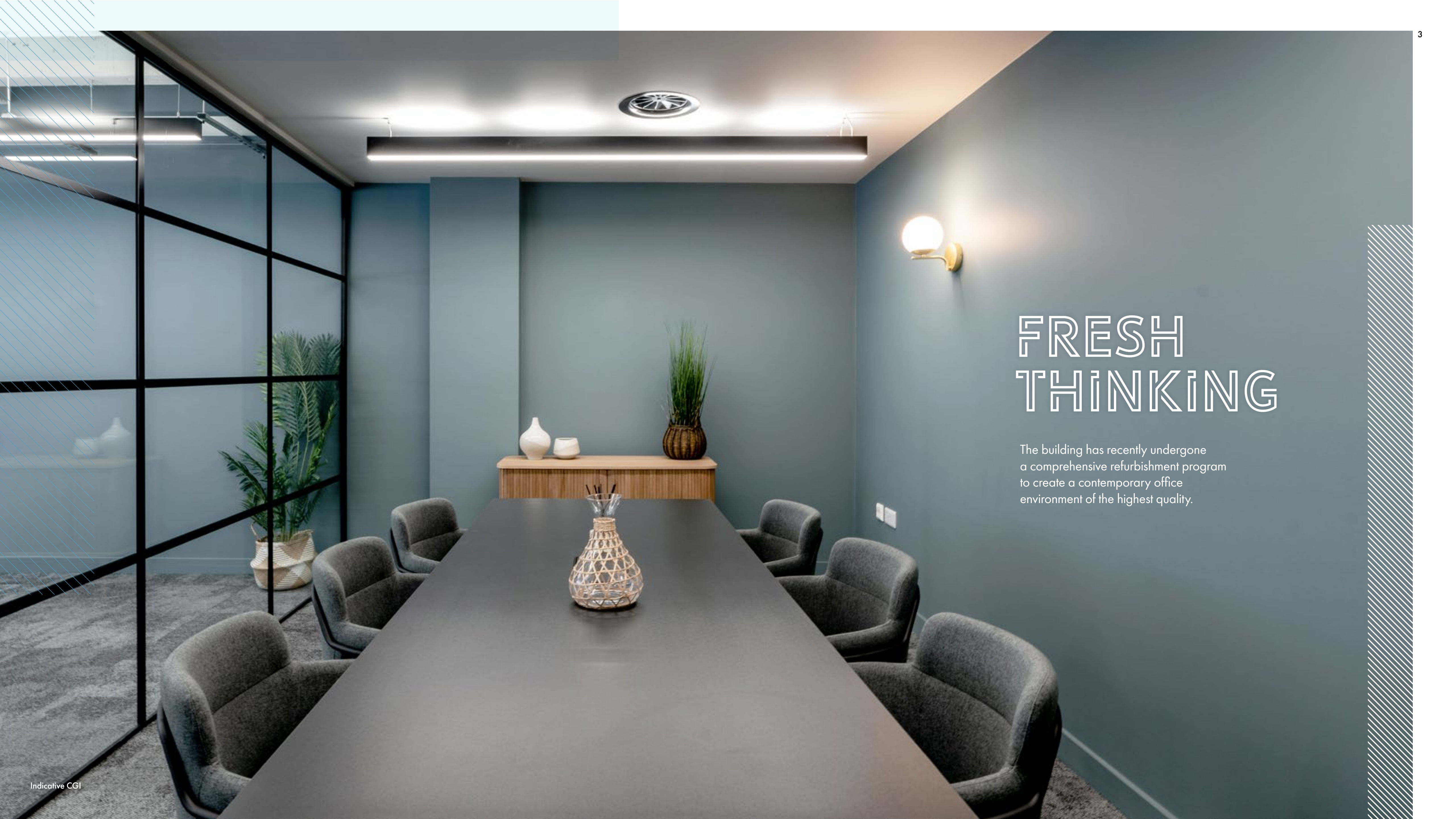
YOUR BUSINESS.  
CENTRED.

300-1,334 SQ FT



# HEART OF THE CITY

84 Albion Street is a landmark office building located at the heart of Leeds' busy centre. The 22,283 sq ft Grade A office development offers five floors of space, complemented by a new studio offer on the first floor.



# FRESH THINKING

The building has recently undergone a comprehensive refurbishment program to create a contemporary office environment of the highest quality.

# SPACE THAT WORKS



Occupiers now have access to stylish communal areas, breakout spaces and meeting rooms, as well as dedicated cycle and shower facilities.

Indicative CGI

# RIGHT HERE, RIGHT NOW.

The great city-centre location places your business close to all the shopping, dining and leisure options that Leeds has to offer, with vital transport links also close by.



## AMENITIES ON YOUR DOORSTEP

- 8:00AM — YOGA CLASS  
THE HOT ROOM
- 9:00AM — CHECK EMAILS  
YOUR DESK
- 10:30AM — CLIENT MEETING  
KAPOW COFFEE
- 13:00PM — GRAB SOME LUNCH  
PRET A MANGER
- 13:30PM — BRAINSTORM  
BREAKOUT ROOM
- 15:30PM — COMPLETE PROJECT  
YOUR DESK
- 17:30PM — POST WORK COCKTAIL  
LEEDS CLUB
- 19:00PM — TEAM MEAL OUT  
THE NEW CONSERVATORY



# THE CITY IS OPEN



Working in the centre puts the whole city on your doorstep. There's no need to drive when everything's just a short stroll away.

84 Albion Street is only a 9-minute walk from the Leeds train station, and a 10-minute walk from the main bus station.

The city centre also boasts a range of high-end shopping experiences in the shape of the Victoria Quarter, the recently built Victoria Gate shopping centre and the Trinity Centre.

9 MIN  
Walk to Leeds  
Train Station

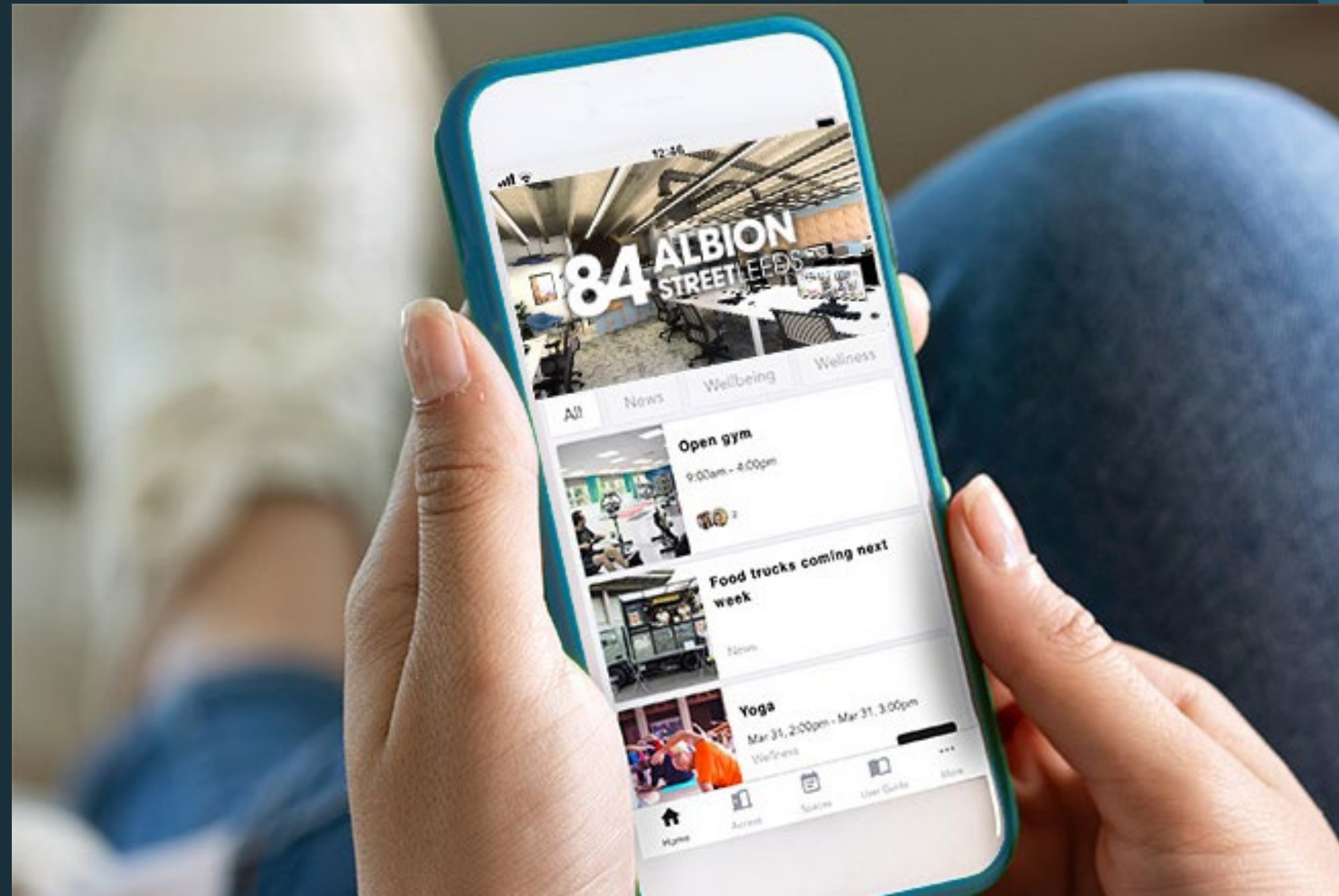
10 MIN  
Walk to Leeds  
Bus Station

2 MIN  
Walk to Trinity  
Shopping

16 MIN  
Drive  
to the M1

# ALBION LIFE

Our dedicated Life team are on hand to help you and your people get more from life at 84 Albion Street. Download the Life app to check the latest café deals, meeting room availability or to book your place at one of our specially curated events.



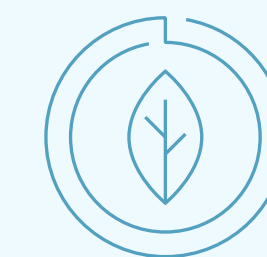


# SPECIFICATIONS

The first floor of 84 Albion Street has recently been refurbished to create workspaces that fully meet the demands of modern businesses.



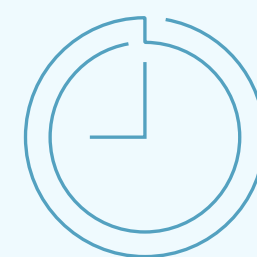
Meeting rooms with shared facilities



Sustainable accommodation with lower running costs



Ultrafast fibre connectivity



24/7 access



Swipe card access systems to office and car parking



Cycle storage



Secure basement parking



Air conditioning



Shower facilities



# AVAILABILITY

Lease 4 – 64 desk offices, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Let Ready Go is perfect for your business.

Our flexible studios come fully furnished with cabled workstations, kitchens, meeting rooms and breakout spaces. Plus, round-the-clock access, your own front door, and newly refurbished shower rooms.

Available space ranges from 301sq ft to 1,884 sq ft, including some fully fitted studios. Each currently provides up to 64 workstations that can be adapted to suit your needs.



# THE SPACE

84 Albion Street	Desks	Sq m	Sq ft	Availability
● Studio 1	22	1,334	124	Available
● Studio 2	18	1,184	110	Available
● Studio 3	24	1,884	175	Available
● Studio 4	6	355	33	Available
● Studio 5	4	301	28	Available
<b>Total</b>		<b>5058</b>	<b>470</b>	



let ready

# FLEXIBLE LEASING

With no-nonsense, hassle-free leases and an all-inclusive monthly fee, it's easy for you to get straight to work from day one.

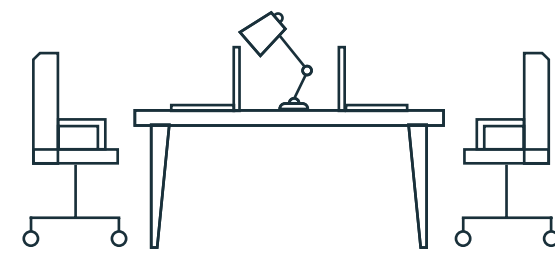


## LET READY GO

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office.

Whatever your business needs, you're good to go.

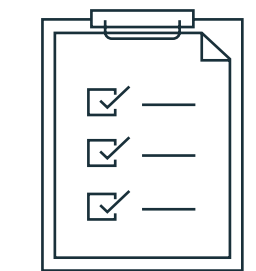
- Lease from 4 to 64 desks
- Fully-furnished
- Flexible lease lengths
- No dilapidations
- Immediate occupation



## COMPLETE

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our inclusive package not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks
- Immediate occupation



## CUSTOM

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our inclusive package not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks
- Immediate occupation



# WE DON'T JUST INVEST, WE'RE INVESTED

With a long-term investment strategy, CEG takes a different view to most developers, which allows our customers to occupy space on terms that suit them.

With 30 years' experience, our in-house management team understands how important your people are, and we'll provide your organisation with an advantage when it comes to attracting and retaining the very best talent.



Commercial workplace Award 2018



Regional Commercial Award 2018



Regional Commercial Workplace Award 2018



Top Tech Yorkshire Report 2018



Regional Commercial Workplace Award 2018



Property Wellbeing Award 2018



Leeds Architecture Award 2019



Game Changer Award 2019



Plants at Work 2018



WiredScore Platinum Certified 2017



Best New Build Outside of London 2018



# YOUR BUSINESS. CENTRED.



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