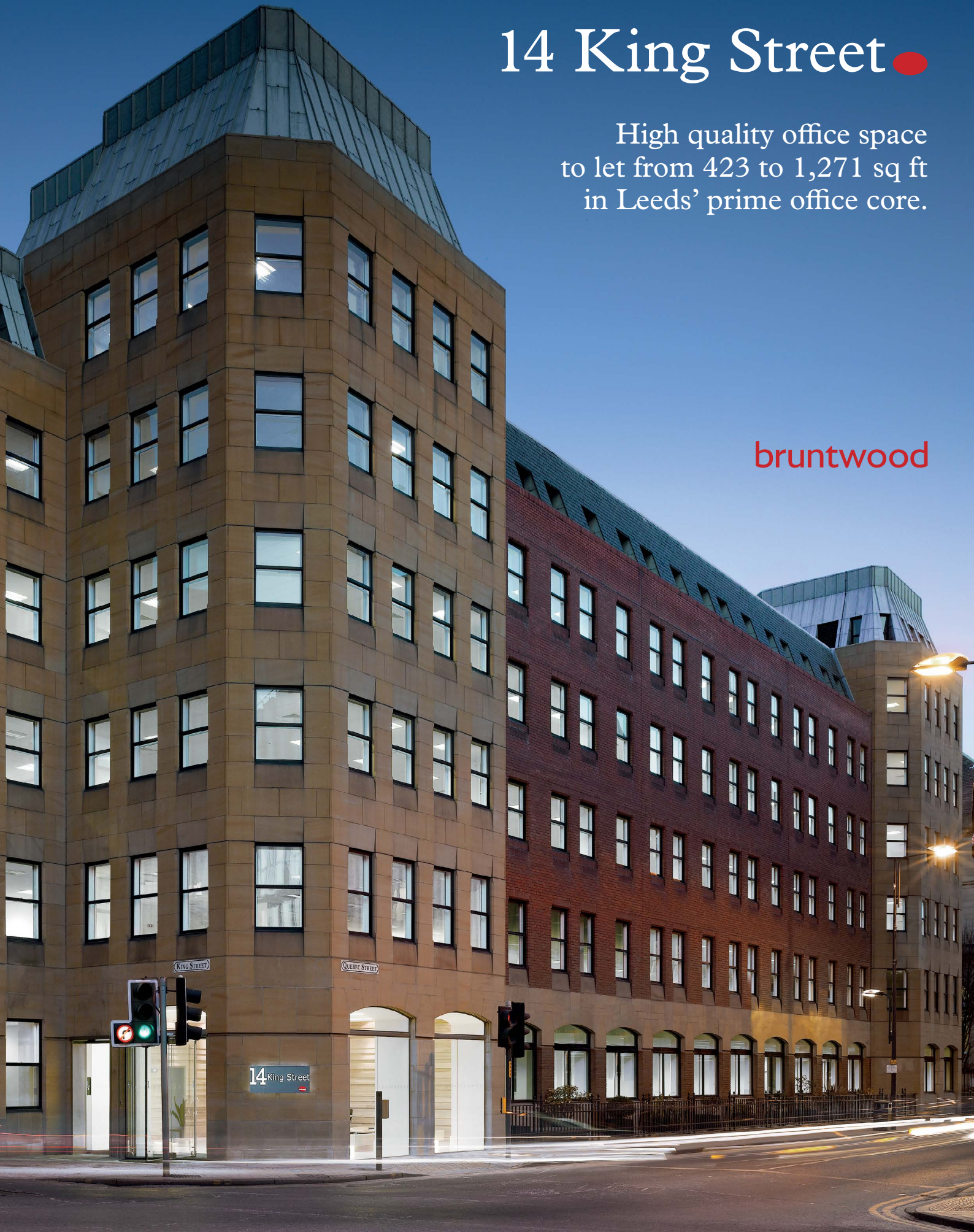


14 King Street ●

High quality office space
to let from 423 to 1,271 sq ft
in Leeds' prime office core.

bruntwood





In the heart of Leeds

14 King Street sits centrally in Leeds city centre placing you in the heart of the city's commercial district with fantastic amenities and transport connections on your doorstep.

Within a short walk of City Square and the mainline rail station, 14 King Street offers an enviable Leeds business address. The building has a frontage on the city centre loop and sits on the doorstep of the retail core. This high-profile building offers statement offices and has attracted corporate neighbours such as JC Rathbone, Gatenby Sanderson, Randstad and Charles Stanley Group.

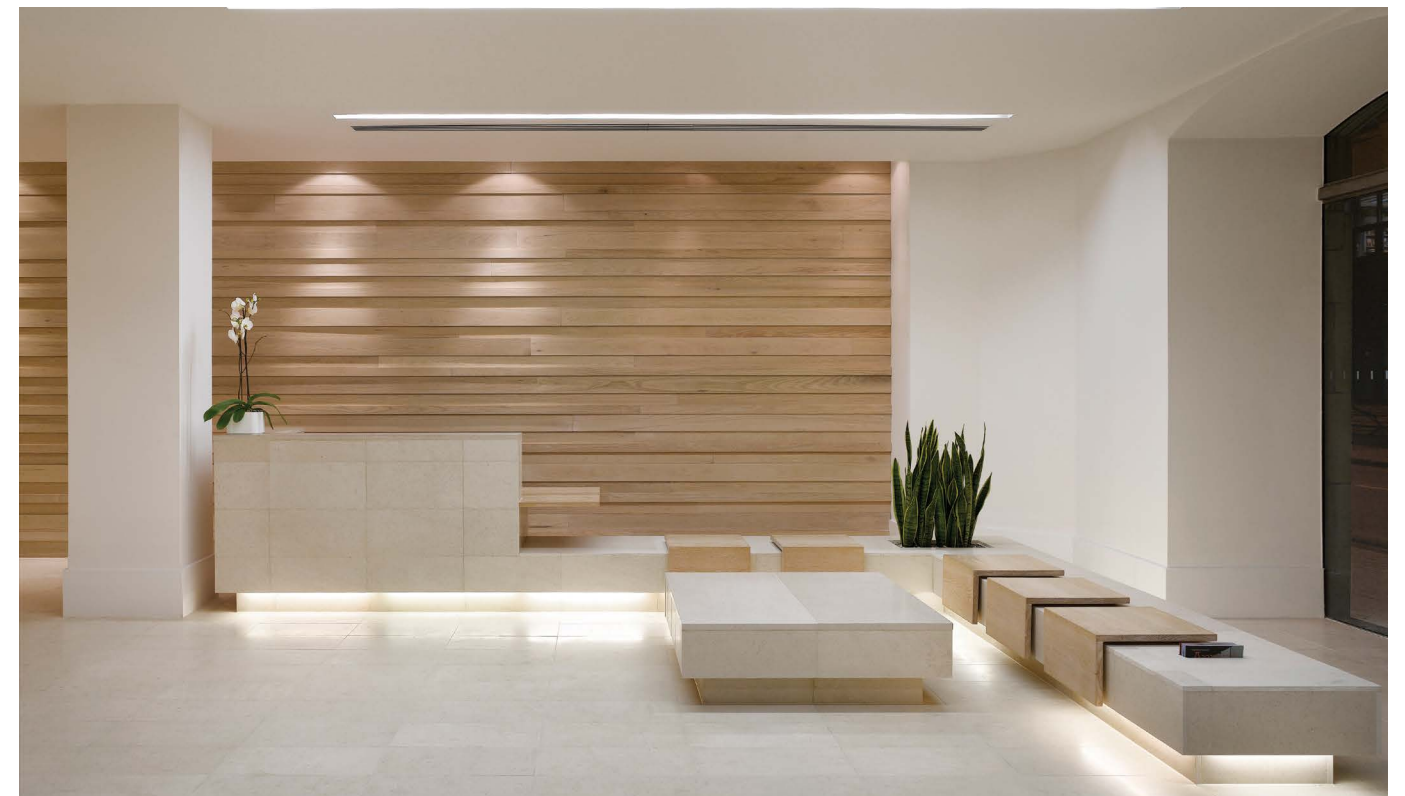
The striking reception and high quality interior finishes make 14 King Street feel like a brand new building. Contemporary and bright, the space offers a real sense of arrival for staff and visitors.

 **36,000**

TOTAL SQ FT OF OFFICE SPACE

 **2 mins**

WALK TO LEEDS TRAIN STATION





First impressions

When it comes to your office, first impressions count. From the initial kerb appeal of the building through to the welcome received at our professionally staffed receptions, it all impacts on how you are seen to do business. The impressive reception at 14 King Street is staffed by a dedicated customer service team who manage the reception area and ensure the smooth operation of the building, leaving you free to run your business.

Flexibility as standard

The generous floor plates at 14 King Street give the space and flexibility to create the right working environment for your business.

Available suites range in size from 423 to 1,271 sq ft and are all open-plan with raised-access flooring and air-conditioning. During our refurbishment programme all suites were finished to a high-specification offering you a quality starting point for your office fit-out.

A property partner

We understand how your needs can change as your business develops, so we take a very flexible approach to the deal we make with you. Whether you need extra space in the long or short-term; or if you need advice on driving better value out of your premises, you'll always find us able to help.

| Suite specifications include: |
|-------------------------------|
| • Open-plan suites |
| • Air conditioning |
| • Raised-access floors |
| • Suspended ceilings |
| • LED lights |
| • Metal ceiling tiles |

| Building amenities include: |
|---------------------------------|
| • On-site parking available |
| • Bicycle storage |
| • On-site customer service team |
| • DDA-compliant access |
| • 24-hour access |
| • Shower facilities |
| • Lift access |

| |
|---|
|  EPC rating 55 (Band C) |
|---|

 423 – 1,271
RANGE OF OFFICE SUITES AVAILABLE IN SQ FT

“The attention we receive and that’s given to our customers from Bruntwood is great. It’s on a different level. Without exception.”

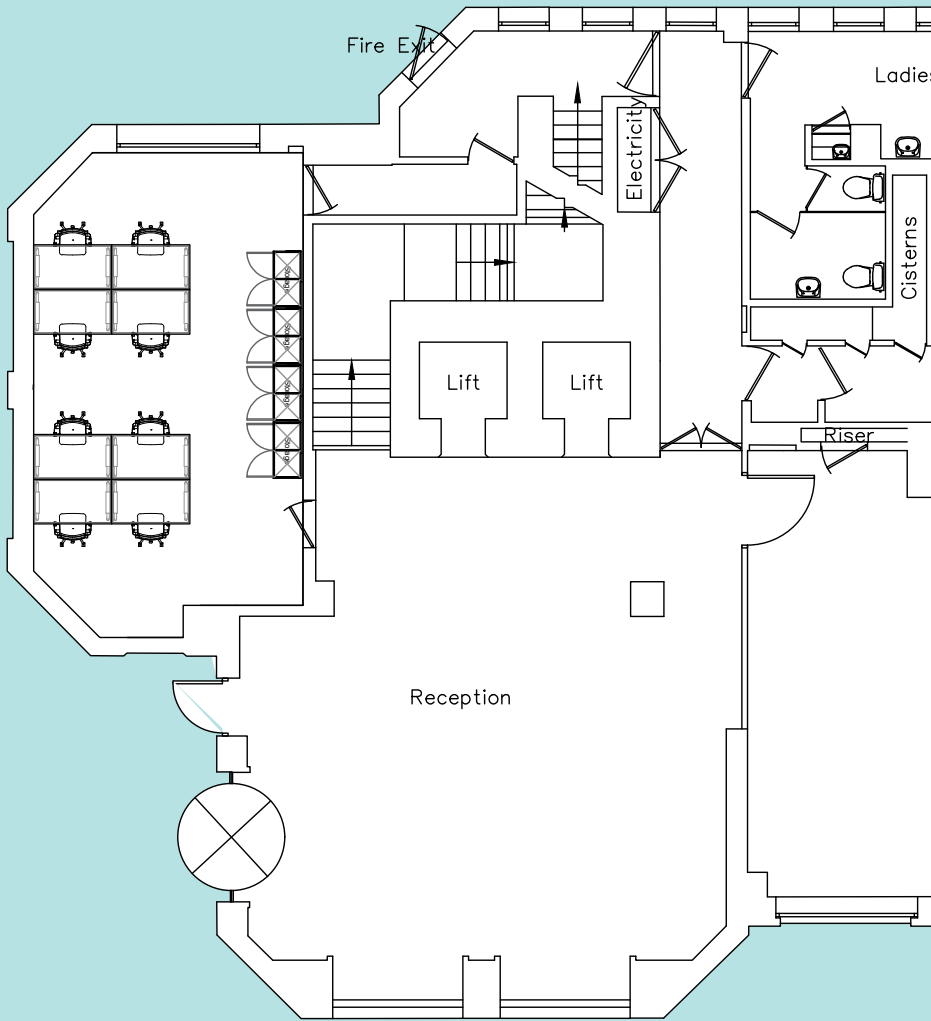
Michael Jowett
Handlesbanken, Leeds customer



Ground floor

We have a range of small suites available at 14 King Street.

The following indicative plans show how the space can be used. However, our in-house space planning team can help you visualise alternatives.

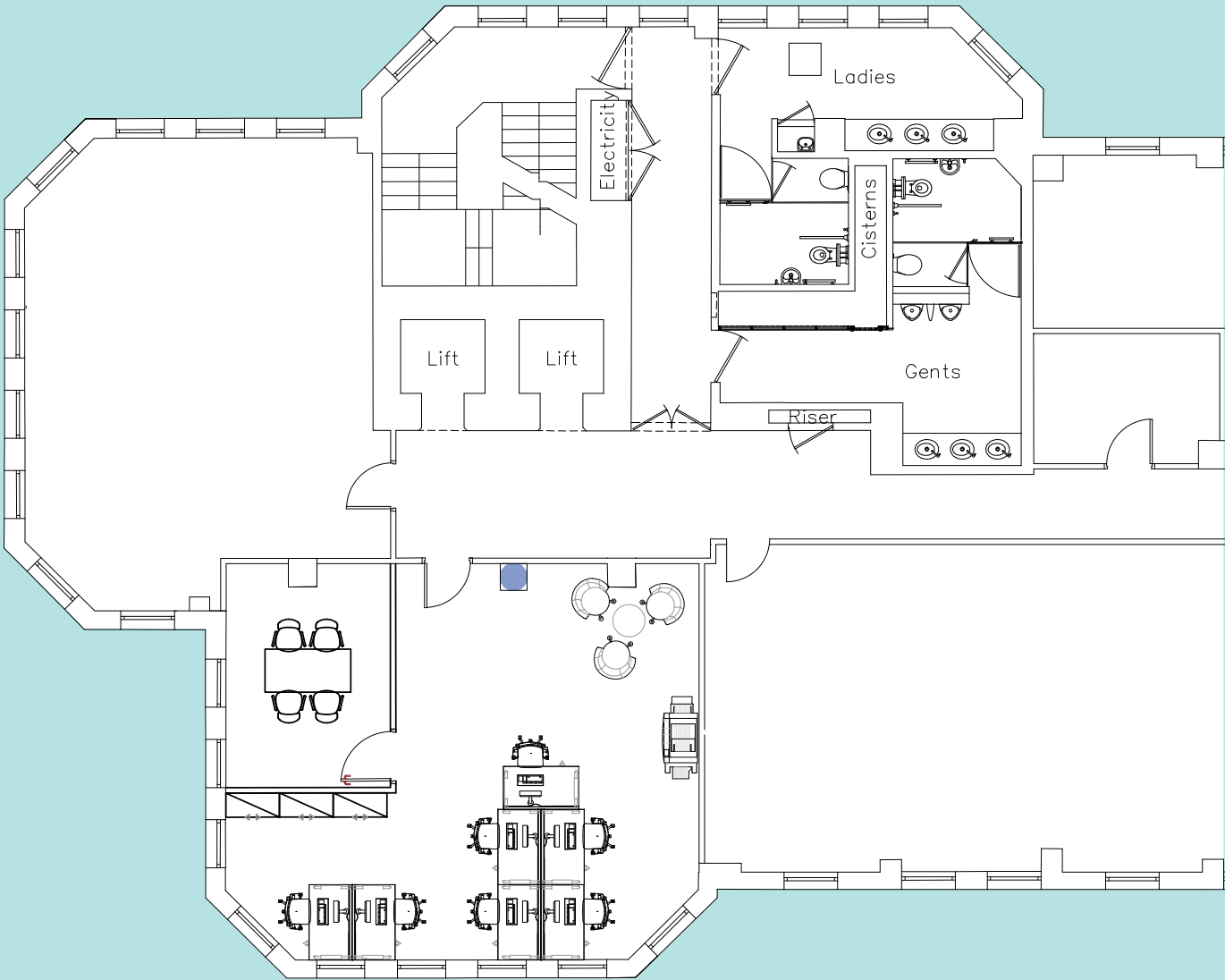


 **423**
OFFICE SPACE AVAILABLE IN SQ FT

 **8**
WORK STATIONS

 **2**
OPPORTUNITY FOR BRANDING

First floor



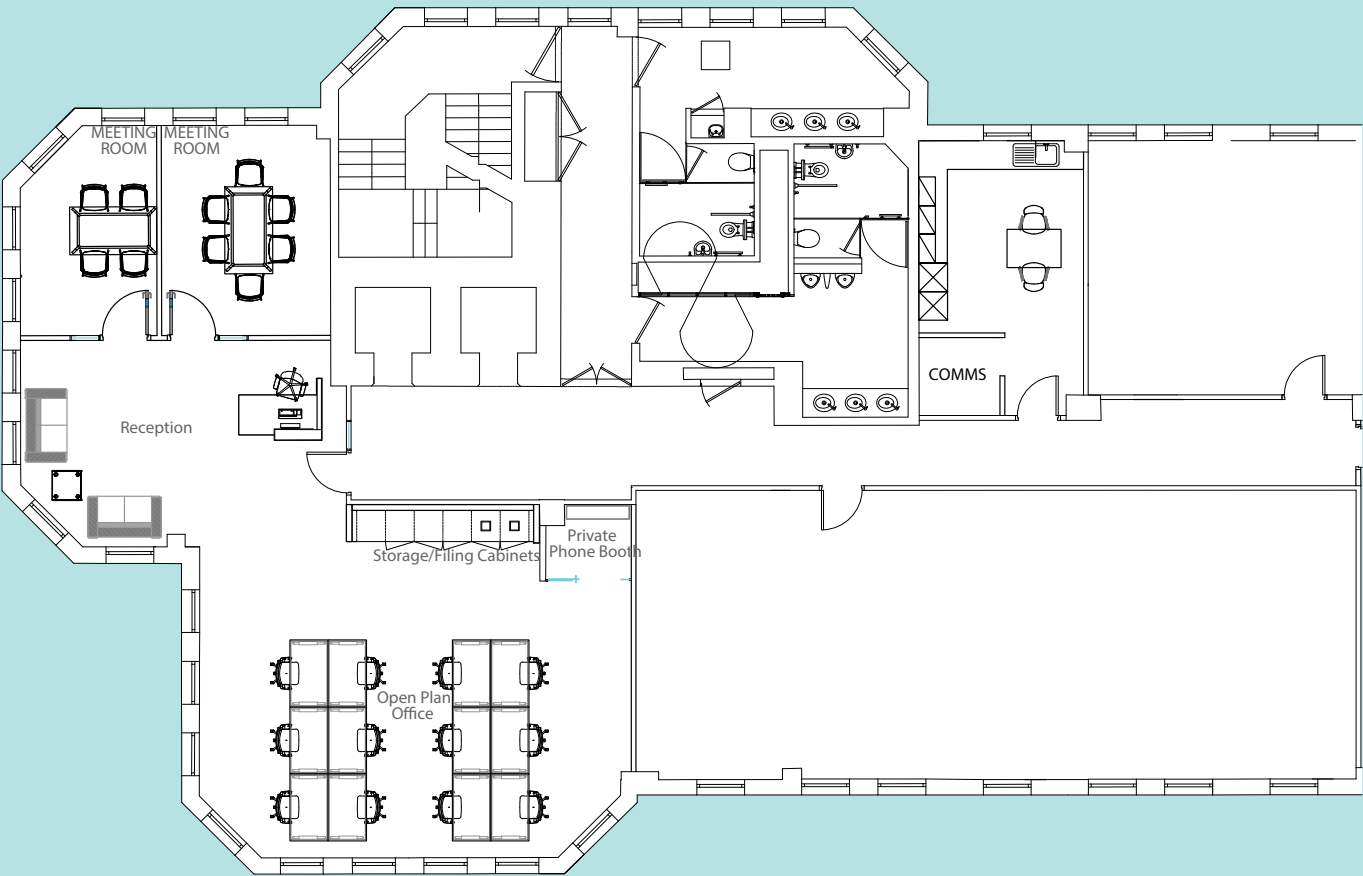
 **690**
OFFICE SPACE AVAILABLE IN SQ FT

 **7**
WORK STATIONS

 **1**
MEETING ROOM

 **1**
BREAKOUT SPACE

Third floor



 1,271
OFFICE SPACE AVAILABLE IN SQ FT

 2
MEETING ROOMS

 12
WORK STATIONS

 1
RECEPTION



An ideal location

From high quality shopping and restaurants to the latest cultural attractions, 14 King Street is ideally located for the wealth of amenities Leeds has to offer.

14 King Street's central location puts the best of what Leeds has to offer on your doorstep. For lunchtime essentials nearby you can find Pret A Manger and Philpotts along with local independent sandwich shops. When you want to get out of the office on a sunny lunchtime, Park Square is a short walk away.

Leeds has a compact city centre and 14 King Street is well located for easy access. The building benefits from on-site car parking, and its location on the city centre loop road gives easy access to the M62/M1 and the wider motorway network. Leeds train station is two minutes' walk away.

 **2 mins**

WALK TO LEEDS TRAIN STATION

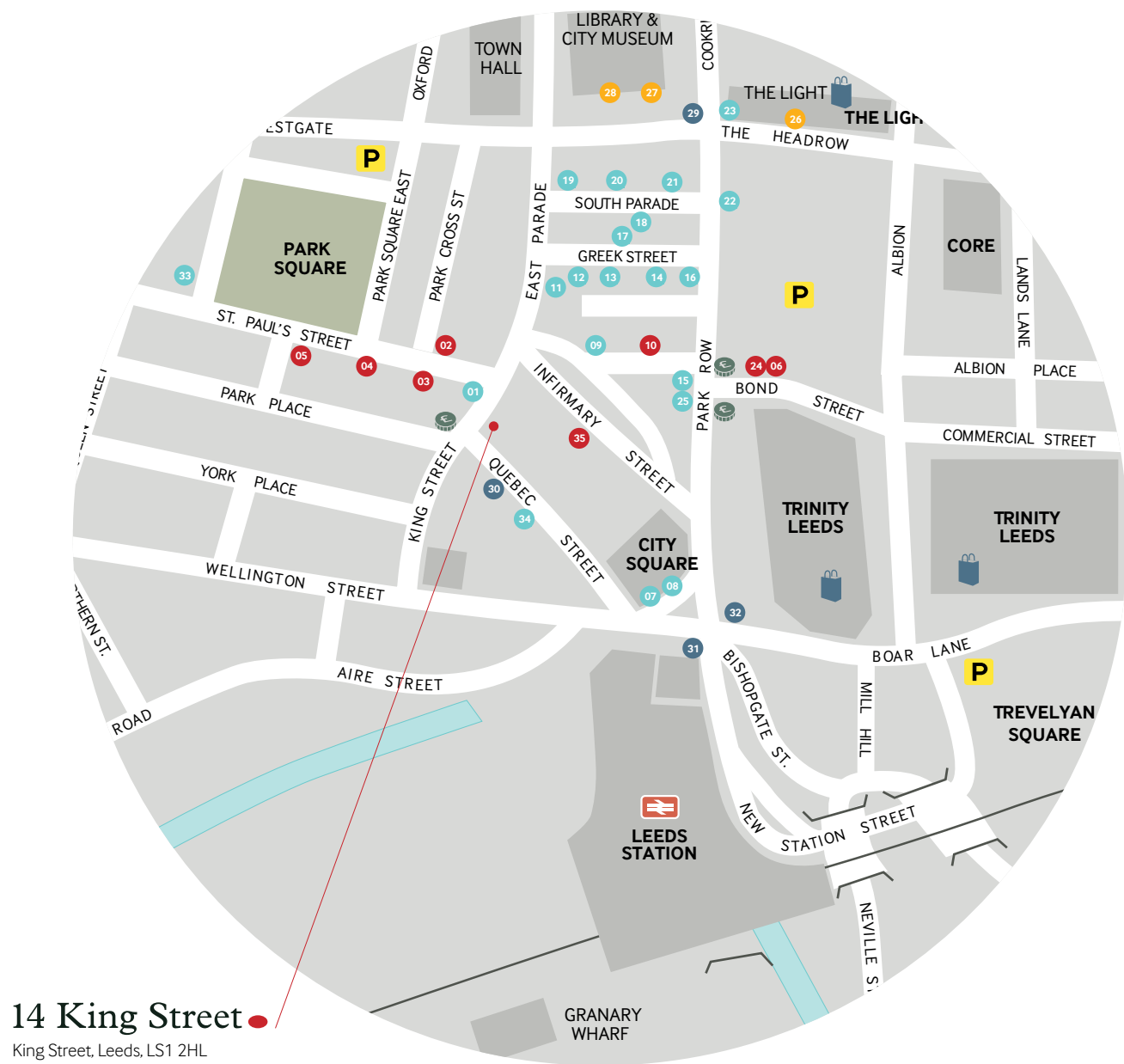
 **3 mins**

WALK TO TRINITY LEEDS

 **2 miles**

DRIVE TO M62 MOTORWAY





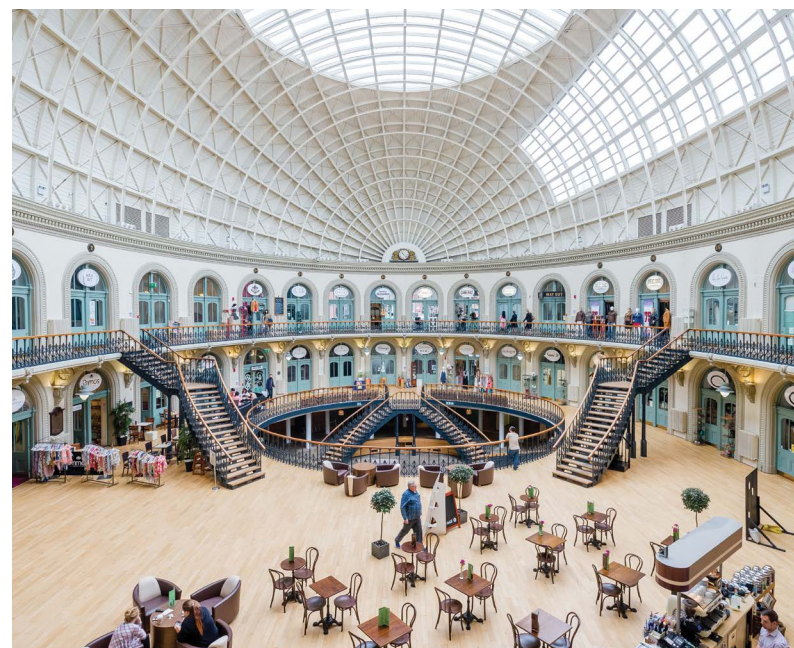
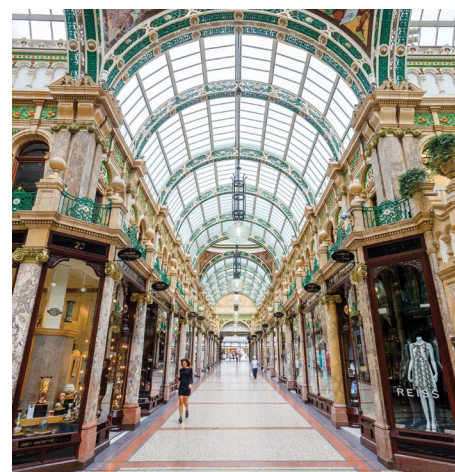
14 King Street

King Street, Leeds, LS1 2HL

Key

● Convenience store, coffee / sandwich shop ● Bar / restaurant ● Culture ● P Parking ● Cash point ● Retail / leisure

- | | | |
|---------------------------|--------------------|---------------------------|
| 01 The Atlas Pub | 13 La Tasca | 25 Jamie's Italian |
| 02 Patisserie Valerie | 14 Prohibition | 26 Vue Cinema |
| 03 Tesco Express | 15 Wagamama | 27 Library |
| 04 Philpotts | 16 Piccolino | 28 Art Gallery |
| 05 Centre Fillings | 17 The Living Room | 29 Radisson |
| 06 Pret A Manger | 18 Sukhothai | 30 The Metropolitan Hotel |
| 07 Restaurant Bar & Grill | 19 Sam's Chophouse | 31 The Queen's Hotel |
| 08 Loch Fyne | 20 San Carlo | 32 Park Plaza |
| 09 Blackhouse | 21 Bierkeller Bar | 33 Pizza Express |
| 10 Costa Coffee | 22 Gaucho | 34 Sous le Nez |
| 11 Gourmet Burger Kitchen | 23 Browns | 35 Pret A Manager |
| 12 Akbars | 24 Tesco Metro | |





Clarion

Crown Prosecution
Service

14 King Street

Zurich

Ashcourt Rowen
and HSBC

Bank of England

DLA

Walker Morris LLP

The Metropolitan Hotel

City Square

Appleyard Lees

Deloitte

Pinsent Masons

Mills & Reeve LLP

Trinity Leeds

Leeds Train Station

Meet the neighbours

14 King Street is placed in Leeds prime commercial office core. The building itself is home to established businesses such as JC Rathbone, Gatenby Sanderson, Ranstad and Charles Stanley Group.

The Bruntwood way

Bruntwood is a family-owned and run property company whose goal is to create the right places for people to succeed.

We have a fundamental belief that there is always a way to improve the world around us and that as a good business we have a responsibility to leave things better than we find them. Every place, every company and every person has the potential to improve – they just need to be given the right opportunity to grow and develop.

For our customers, we focus on creating the right environments for their business to thrive, no matter what sector they operate in. We develop, let and manage all our own buildings, combining an innovative approach to property development with a single minded focus on the needs of our customers: if it doesn't work for them, then it doesn't work for us.

In the cities where we operate, we always keep an eye on the bigger picture, as our goal is to create growth that is sustainable in the long term. If our cities improve and grow that helps us to do the same.

For us, good business is a game with two winners. Because if you succeed, we succeed.

Part of enabling our customers to succeed is offering flexibility and structuring deals to suit specific requirements. We have put together a fully furnished and inclusive office proposal designed to enable you to grow your business within our portfolio.

 1.8m

SQ FT OF DEVELOPMENT PLANNED 2017-2020

 8.6m

TOTAL OWNERSHIP IN SQ FT

 3,017

TOTAL NUMBER OF CUSTOMERS

 £1.01bn

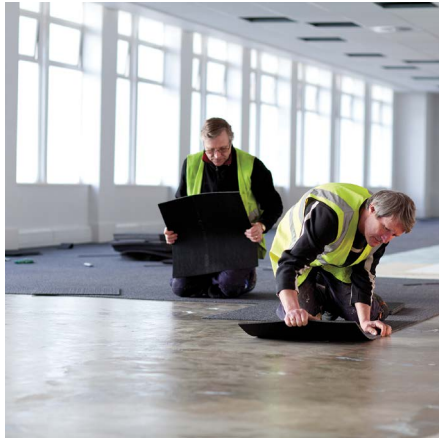
VALUE OF BRUNTWOOD PORTFOLIO

 £1.5bn

GROSS VALUE OF DEVELOPMENT PIPELINE

 4.1m

TOTAL SQ FT IN MANCHESTER CITY CENTRE





Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

bruntwood 

Bruntwood
14 King Street,
Leeds,
LS1 2HL

For more information on the properties in our portfolio please give us a call or visit the website

0113 388 4884
bruntwood.co.uk

