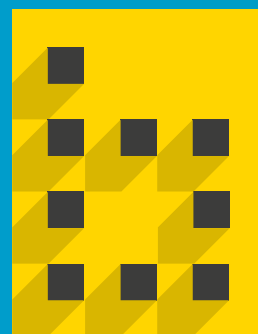


TO LET

FULLY REFURBISHED AIR CONDITIONED
FIRST FLOOR OFFICE SUITE **16,671 SQ FT**

PARKING & EXCLUSIVE TERRACE



**BANK
HOUSE**



27 KING STREET, LEEDS LS1 2HL

■ LOCATION

Occupying a highly prominent position on the corner of King Street and Park Place, Bank House is within easy walking distance of Leeds City Railway Station, City Square and Trinity Shopping Centre.

Situated in the heart of Leeds' traditional commercial core, there are significant professional and corporate occupiers within the immediate vicinity of Bank House.



■ ACCOMMODATION

The available accommodation has been measured to have a net internal floor area of approximately 16,671 sq ft.



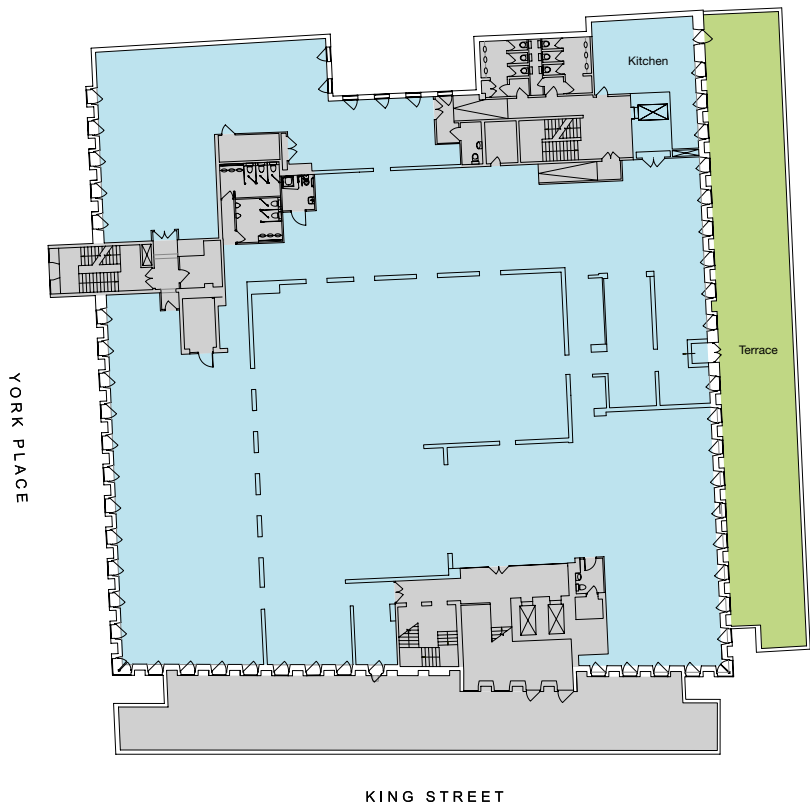
■ DESCRIPTION

The property comprises a modern self-contained office building arranged on ground and 4 upper floors, providing high quality open plan accommodation benefiting from:

- Air conditioning
- Raised access floors
- New suspended ceilings with LED lighting
- Double glazed window units
- Fully carpeted
- Kitchenette facilities
- Separate entrance from Park Place
- New male, female & disabled toilets
- New shower
- Fully DDA compliant
- On site commissionaire
- CCTV
- 2,800 sq ft exclusive terrace with seating



■ FIRST FLOOR PLAN (INDICATIVE)



■ CAR PARKING

On site barrier entry car parking spaces, to be allocated on an ad-hoc basis are available with the office by way of an additional rent. Rent upon application.





**BANK
HOUSE**

TERMS

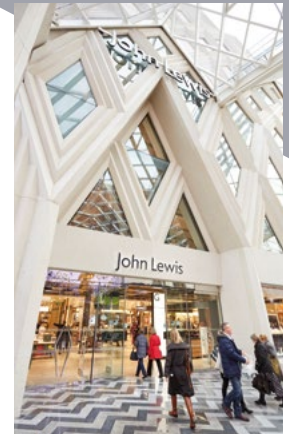
The accommodation is available to let by way of new effective FRI leases for a term to be agreed. Rent upon application.

RATEABLE VALUE

We advise all interested parties to make their own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.



HOTELS

1. The Met Hotel
2. The Queens Hotel
3. Radisson Blu Hotel
4. Hotel Novotel
5. The Chambers
6. Residence 6
7. The New Ellington

LOCAL OCCUPIERS

1. Walker Morris
2. Regus/DLA Piper
3. Mercer/Baker Tilly
4. Deloitte LLP
5. Pinsent Mason
6. Handelsbanken
7. BNY Mellon

RESTAURANTS & BARS

1. All Bar One
2. San Carlo
3. Gaucho
4. Jamie's Italian
5. Restaurant Bar & Grill
6. Morrisons Local
7. Pret a Manger

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint sole letting agents:



Duncan Senior
DSenior@wsbproperty.co.uk

Robin Beagley
RBeagley@wsbproperty.co.uk



PALACE CAPITAL plc

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by WSB in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. WSB has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. DS.Emotion_FEB18_2600