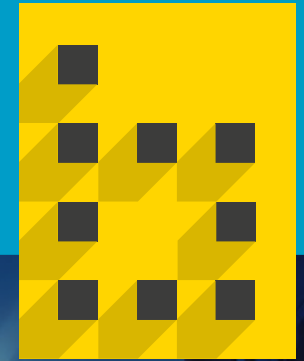


**UPTO 58,000 SQ.FT** AVAILABLE ON FLEXIBLE TERMS

ONLY  
**£10 PER  
SQ.FT**



**BANK  
HOUSE**



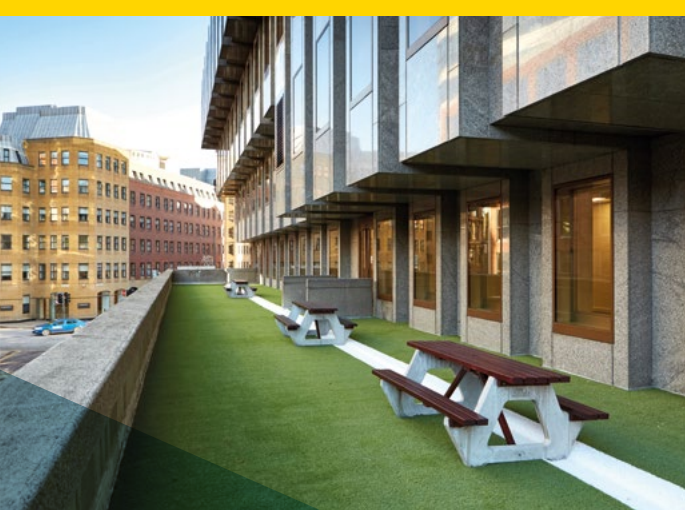
**BANK HOUSE, 27 KING STREET, LEEDS LS1 2HL**



## 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.



## DESCRIPTION

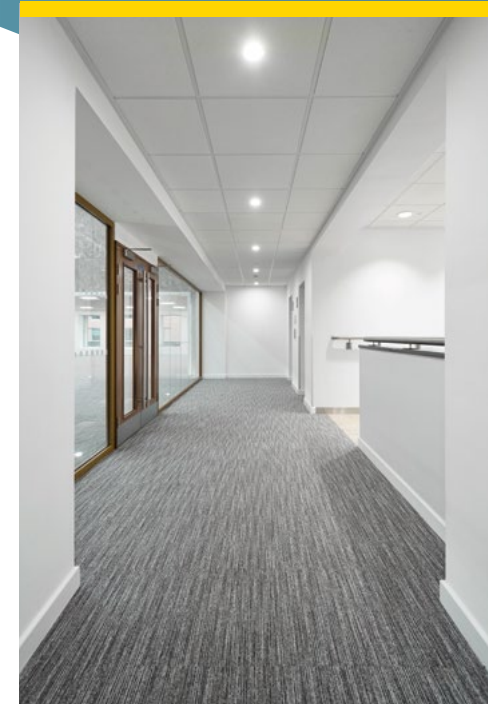
The property comprises a modern office building arranged on ground and 4 upper floors, providing accommodation benefiting from:

- Fully refurbished entrance reception
- Air conditioning
- Raised access floors
- Suspended ceilings with integral lighting
- Double glazed window units
- Fully carpeted
- Kitchenette facilities
- Male and female WC facilities
- Fully DDA compliant
- On site commissionaire
- CCTV
- Existing fit out in part

## 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.

**AIR CONDITIONED  
OFFICES WITH  
PARKING  
OFFERED ON  
FLEXIBLE TERMS**

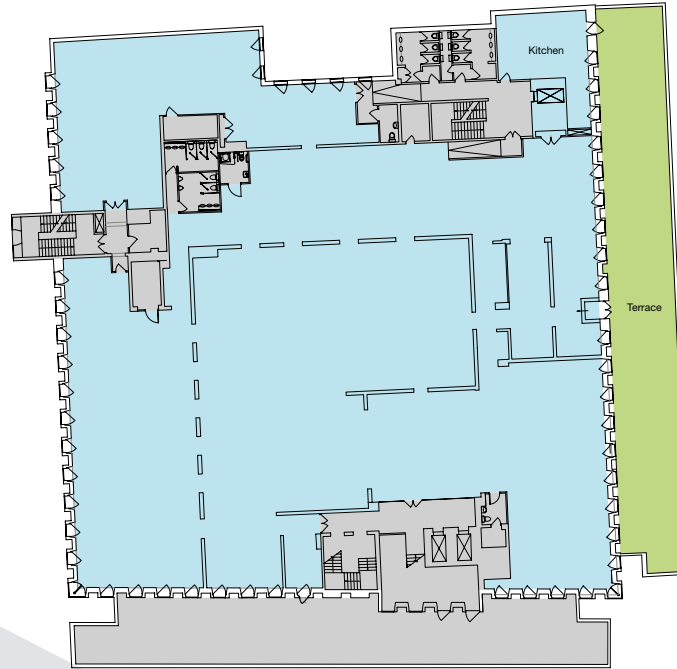


## ■ AVAILABILITY

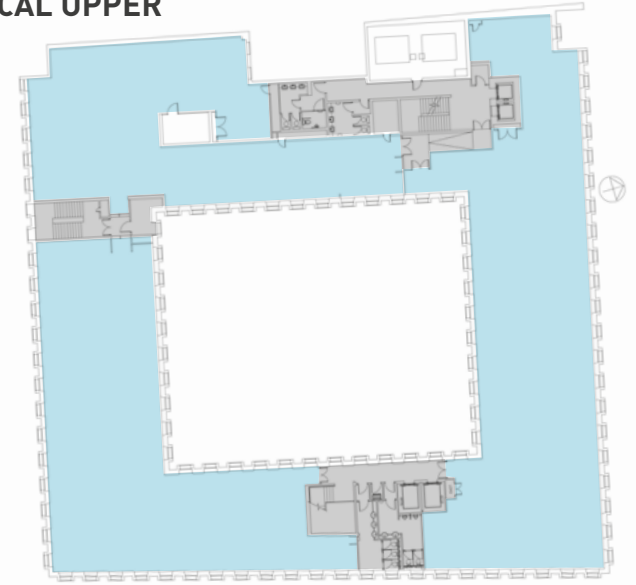
Upto 58,000 sqft available with floors capable of subdivision to provide suites from upwards of 4,000 sqft.

FLOOR	SQFT	SQM
1ST	16,671	1,548.7
2ND	13,551	1,258.9
3RD	13,465	1,251.0
4TH	14,394	1,337.2
<b>TOTAL</b>	<b>14,394</b>	<b>1,337.2</b>

## ■ FIRST



## ■ TYPICAL UPPER





# A HIGHLY PROMINENT POSITION IN THE HEART OF LEEDS' TRADITIONAL COMMERCIAL CORE

## Hotels

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

## Local Occupiers

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

## Restaurants & Bars

1. All Bar One
2. San Carlo
3. Gaucho
4. Gino's
5. Restaurant Bar & Grill
6. Black House
7. Pret a Manger
8. Tattu



## TERMS

The accommodation is available to let for a term expiring in December 2022 at a rent, of only £10 per sq ft. offering some of the best value office space in the city centre.

## EPC

The offices have been assessed to have an EPC Rating of C (74). A copy of the full certificate is available upon request.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint sole letting agents:



Duncan Senior  
DSenior@wsbproperty.co.uk

Robin Beagley  
RBeagley@wsbproperty.co.uk



### 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\_SEP19\_6492