

# TO LET

## HIGH QUALITY OFFICES

### ASPIRATIONAL OFFICE ACCOMMODATION

- IN THE HEART OF LEEDS' PROFESSIONAL CORE
- CLOSE PROXIMITY TO RAILWAY STATION AND AMENITIES
- DEDICATED CAR PARKING

#### AVAILABLE ACCOMMODATION:

FIRST FLOOR:	957 SQ FT
THIRD FLOOR:	1,046 SQ FT
FOURTH FLOOR:	2,698 SQ FT
TOTAL AVAILABILITY:	4,701 SQ FT

AVAILABLE AS INDIVIDUAL SUITES OR A  
COMBINATION OF FLOORS



## KINGS HOUSE

1-3 KING STREET  
LEEDS - LS1 2HH



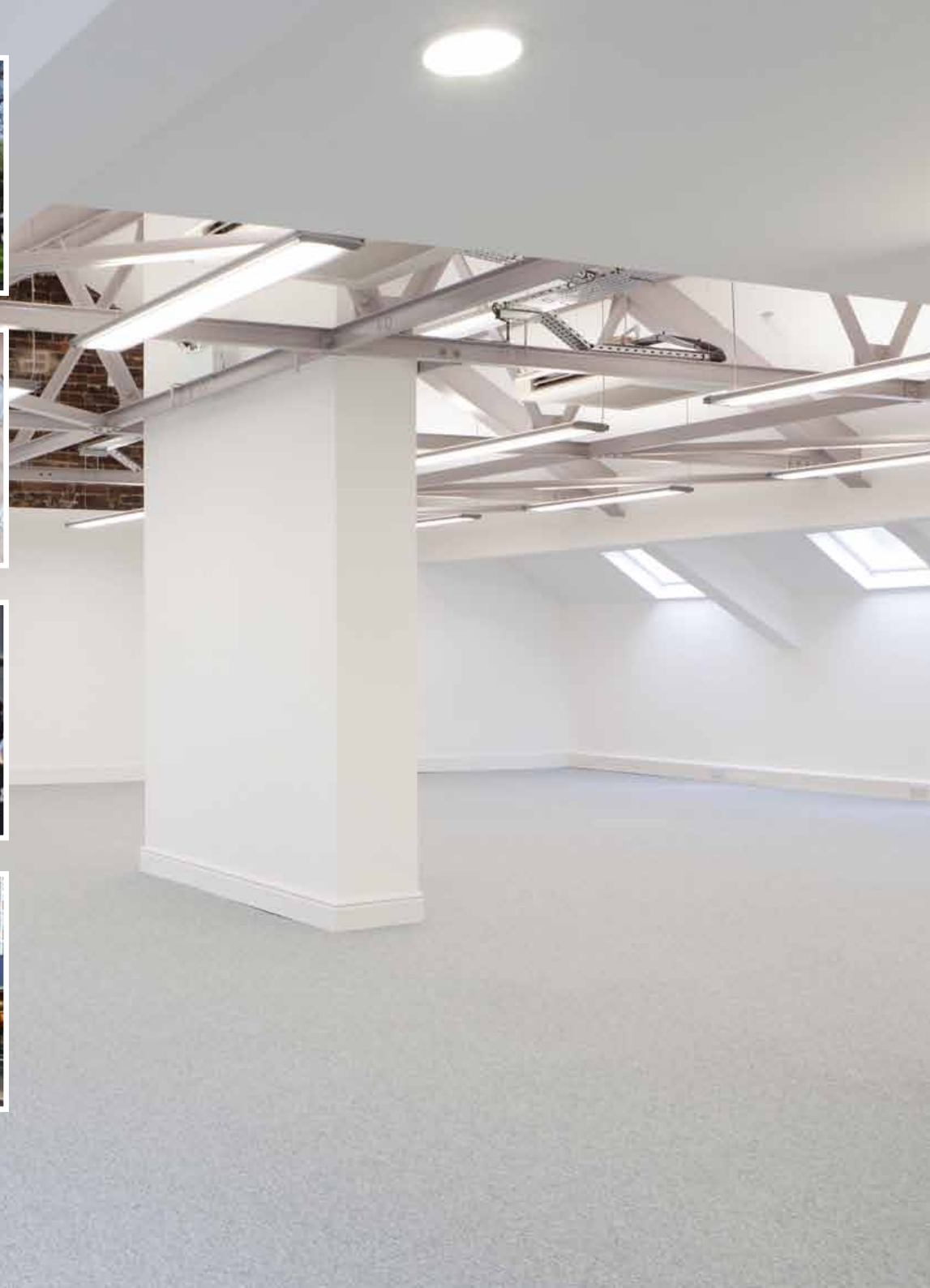
# An Ideal LOCATION in the heart of LEEDS

## LOCATION

Kings House is prominently positioned at the junction of King Street and Wellington Street, right in the heart of Leeds' professional core. Leeds City Centre Railway Station is situated within a one minute walk and the Central Bus Interchange is located nearby. The location is also highly accessible by car, being within close proximity to the city loop and the inner ring roads which in turn allow easy access to the M621, M1 and M62.

## AMENITIES

The building is in a popular business location, with nearby occupiers including Walker Morris, Axa Insurance, Ison Harrison and Zurich Insurance. There are also numerous amenities in close proximity including Restaurant Bar & Grill, Starbucks and Loch Fyne. Sainsbury's Local, M&S Simply Food and Boots are close by at the railway station with Leeds' main retail core and Trinity Leeds shopping centre also within easy reach.





  
**KINGS**  
HOUSE



## RENTAL & SERVICE CHARGE

Full quoting terms are available from the joint sole letting agents.

## ENERGY PERFORMANCE CERTIFICATE

Each floor has been individually assessed and a copy of each certificate and recommendation report is available upon request.

## VIEWING / FURTHER INFORMATION



**Sanderson  
Weatherall**  
**0113 221 6000**  
sw.co.uk

**Dominic Towler  
Richard Dunn**

## TERMS

Available by way of a new effective FRI lease on flexible terms.

## BUSINESS RATES

The agents will be pleased to advise as to the approximate business rates payable. Alternatively please visit [www.voa.gov.uk](http://www.voa.gov.uk) for rateable value information or call Leeds City Council on 0113 247 6983.



PROPERTY CONSULTANTS  
**WSO**  
[www.wsbproperty.co.uk](http://www.wsbproperty.co.uk)  
**0113 234 1444**

**Robin Beagley  
Duncan Senior**



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**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT

**SUBJECT TO CONTRACT**