





Spectacular
Grade A
office suites
1,412-2,748 sq ft*

Form

12 Greek Street is Leeds' latest office building and has been transformed both inside and out.

A striking contemporary façade is further enhanced by the bronze clad frame giving the property an ultra modern edge.

The entrance and reception have been converted to create an impressive and welcoming area into which your clients will be greeted by a smart and professional receptionist.

All common areas now benefit from the most contemporary of specifications complimenting the rest of the property's refurbishment.

A true transformation*





Detail

INTERNET CONNECTIVITY

- Superfast internet connection immediately available
- True plug and play
- 50mb fibre broadband inclusive
- Fully managed and secure service

WCs AND SHOWERS

- Male and female WCs on each floor
- Shower and club class changing facilities on the first floor
- Locker facilities
- Drying cabinet

MECHANICAL SERVICES

- Air conditioned by way of VRF systems with floor mounted cassettes to provide heating in winter and cooling in summer
- Mechanical ventilation with heat recovery

ELECTRICAL SERVICES

- LG7 compliant suspended LED light fittings
- Lighting control provided by means of PIR presence detection
- Average service illuminance to offices is to be in the range of 350-500 lux
- CCTV provided to ground floor entrance

FLOORS AND CEILINGS

- Raised access floors
- Metal floor tiles

LIFTS & OTHER

- 2 no.6 person passenger lifts
- New double glazed aluminium windows
- On-site receptionist

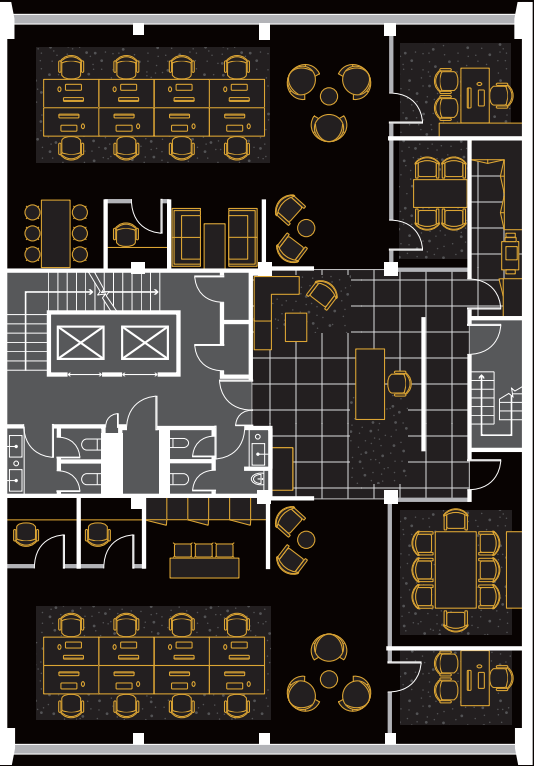


| State-of-the-art
finishes*

Space

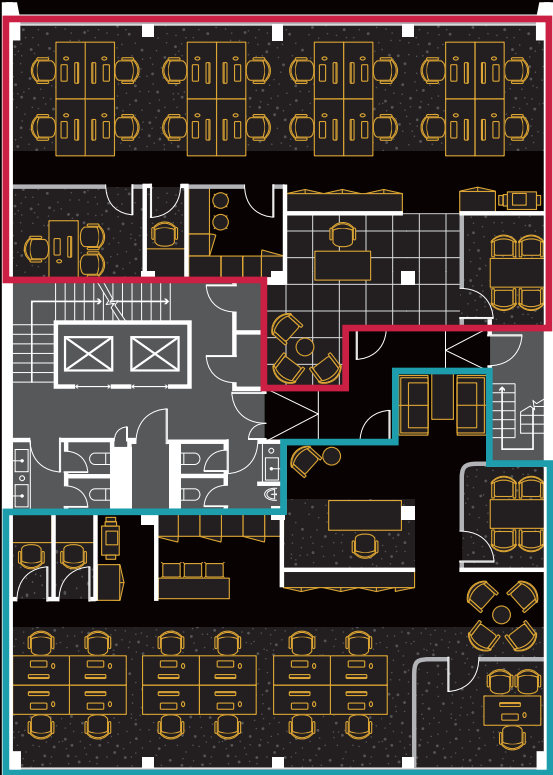
12 Greek Street has been measured in accordance with the IPMS code of measuring.

FLOOR	SQ FT	SQ M
Seventh	2,723	253.0
Sixth	Let to LLC	
Fifth	2,748	255.3
Fourth	2,748	255.3
Third (North)	Let to Christie & Co	
Third (South)	1,279	118.8
Second (North)	1,412	131.2
Second (South)	1,412	131.2
First (North)	ECSC	
First (South)	Troup Bywater & Anders	
TOTAL	12,332	1145.7



TYPICAL FLOOR SPACE PLAN

- 16 DESKS
- 2 PRIVATE OFFICES
- 3 BOLT HOLES
- 1 BOARDROOM
- 1 PRIVATE MEETING ROOM
- 1 COLLABORATION AREA
- 3 INFORMAL MEETING AREAS
- KITCHEN
- POST ROOM



SPLIT FLOOR SPACE PLAN

- NORTH SUITE
 - 12 DESKS
 - 1 PRIVATE OFFICE
 - 2 BOLT HOLES
 - 1 PRIVATE MEETING ROOM
 - 1 INFORMAL MEETING BOOTH
 - KITCHEN
 - BREAKOUT AREA

- SOUTH SUITE
 - 16 DESKS
 - 1 PRIVATE OFFICE
 - 1 BOLT HOLES
 - 1 PRIVATE MEETING ROOM
 - KITCHEN



Suites
available from
1,412-2,748 sq ft*



Explore

Greek Street is a hub of activity and home to some of Leeds' most fashionable restaurants and bars.

Furthermore, the location is in close proximity to the main retail quarter and Trinity Leeds Shopping Centre.

Leeds Railway Station is a five minute walk with regular trains running to London Kings Cross in just over two hours.

For those commuting by bike, in addition to street parking, secure and CCTV monitored cycle storage is available at CyclePoint outside the station (www.cyclepoint.org).

CAR PARKING

There are numerous multi-storey car parks available, all within easy walking distance of Greek Street.

EPC RATING

The property has been assessed on a suite by suite basis to have epc ratings from C52-C59.

TERMS

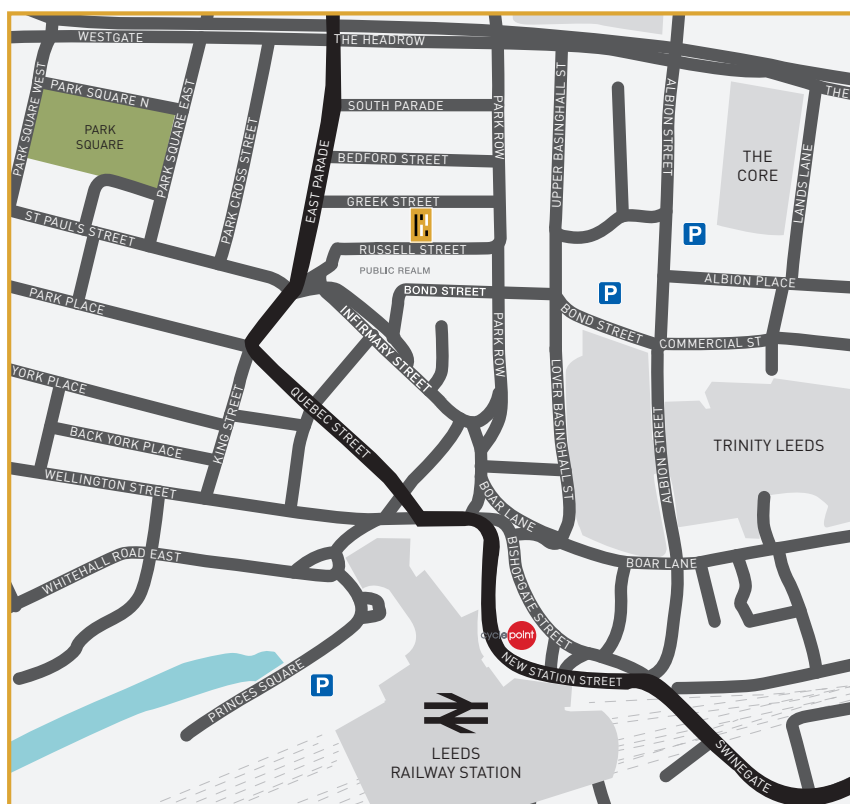
The accommodation is available to let on a suite by suite basis by way of new Full Repairing and Insuring leases for a term of years to be agreed. Further information upon request.

RENT

Upon application.

VIEWING

Strictly by appointment with the joint, sole letting agents.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

WSB and Colliers on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by WSB and Colliers has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2018.

Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698

Duncan Senior
DSenior@wsbproperty.co.uk

Robin Beagley
RBeagley@wsbproperty.co.uk



Oliver Stainsby
Oliver.Stainsby@colliers.com

Roddy Morrison
Roddy.Morrison@colliers.com



0113 200 1800
www.colliers.com/uk/offices

