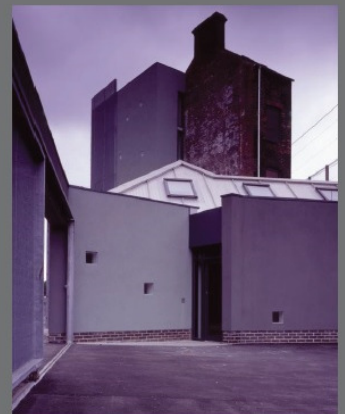


# 80 York Street

Available To Let – 1,400 sq ft

- Award-winning, industrial character studio/office space in a landmark building
- 7 secure off-street parking spaces
- Unrivalled connectivity
- In the creative heart of Leeds city centre



## Description

- Self-contained ground floor office/studio with five secure, off-street parking spaces.
- Unique landmark building, winner of the RIBA Yorkshire White Rose Award 2007 for excellence in architecture.
- 1,400 sq ft of distinctive studio space, featuring exposed original timber beams and brickwork, ample natural lighting, a meeting room, private WC facilities and a contemporary kitchen area complete with coffee bar.
- Energy efficient, insulated space with zonally controlled underfloor heating.
- An AQL 100/100 MB uncontested data line, comprehensive power and CAT5 cabling through-out to enable flexible working and easy reconfiguration.

## EPC

Energy performance asset rating of 103 (Band E).

## Rateable Value

2017 rateable value of only £19,000.

## Location

- In the centre of the Creative Quarter, neighbouring BBC Yorkshire, media and design hub Munro House, culinary hotspot St. Peter's Square and minutes from the flagship John Lewis in Victoria Gate.
- Only ten minutes walk from Leeds train station and two minutes from Leeds bus station.

## Viewing/Further Information

For further information on terms, or for an opportunity to view this space, please contact:

