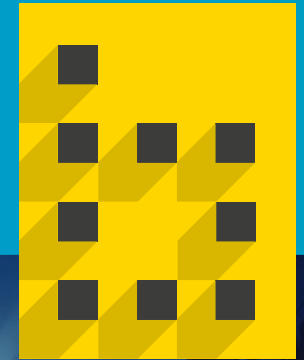


UPTO 35,540 SQ.FT AVAILABLE ON FLEXIBLE TERMS

FROM 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

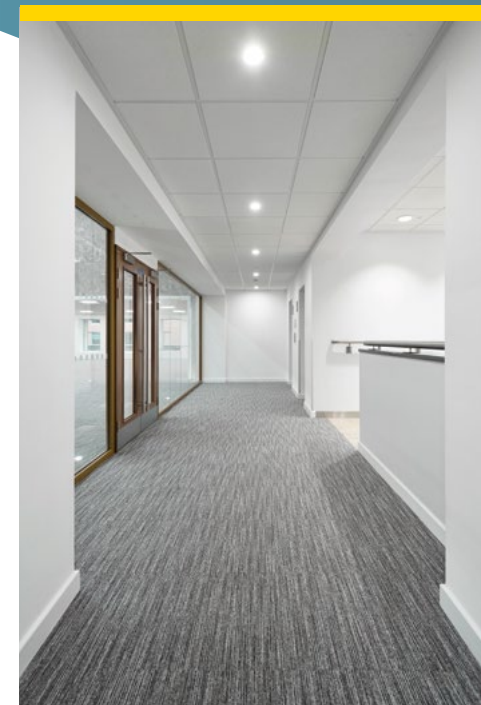
The property comprises a modern office building arranged on ground and 4 upper floors, providing accommodation benefiting from:

- 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



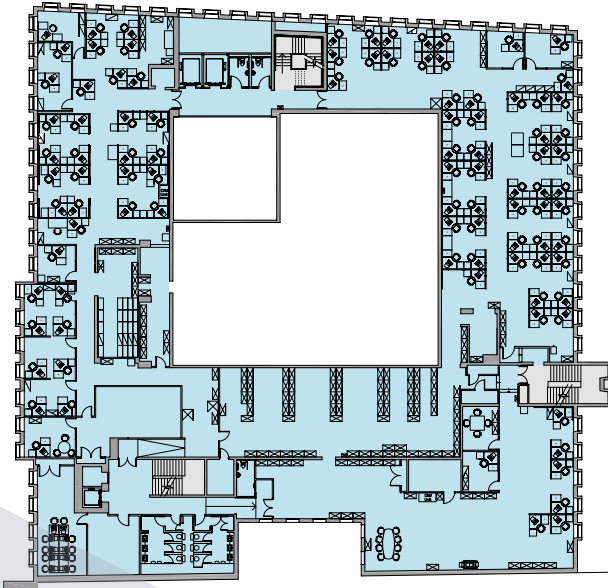
■ AVAILABILITY

Upto 35,540 sq ft is available over 3 upper floors either as full floors or sub-divided into smaller suites.

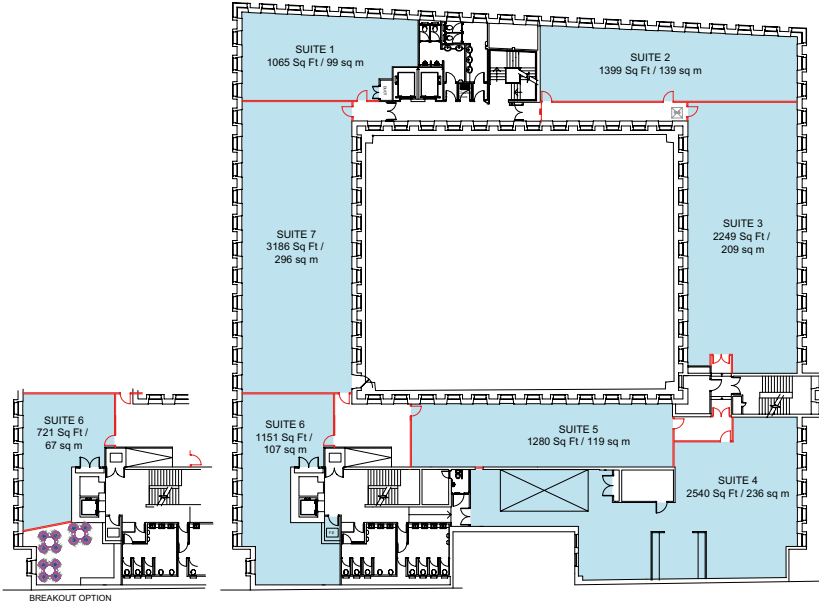
Each floor is capable of subdivision to provide suites from upwards of only 1,100 sq ft.

FLOOR	SQFT	SQM
1ST	LET	
2ND	13,551	1,258.9
3RD	13,465	1,251.0
4TH	8,524	791.9
TOTAL	35,540	3301.8

■ 2ND FLOOR



■ 3RD FLOOR PROPOSED SUB-DIVISION



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 June 2023 from 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_MAR20_6492