

PRESTIGIOUS COMMERCIAL SPACE
TO LET

FROM 1,484 SQ FT
TO 5,726 SQ FT

INDIGO^{BLU}



SOUTH BANK - HUNSLET LANE, LEEDS

INDIGO^{BLU}

Location

Indigo Blu is a landmark building prominently situated on the corner of Hunslet Lane and Crown Point Road in the heart of the vibrant and developing South Bank area of the city centre. The area has seen significant recent investment and development with surrounding schemes such as Leeds Dock which is home to Sky and The Royal Armouries, Leeds College of Building, Leeds City College and The Tetley all contributing to the area being a dynamic place to live and work. The area is set to see further significant investment in the near future with the evolving plans from developer Vastint on the former Carlsberg Tetley site opposite. Indigo Blu benefits from easy of access to the motorway network whilst being only a 10 minute walk from the city's main retail core, bus and rail stations.

Indigo Blu is located
in the heart of the creative
and dynamic South Bank

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Indigo Blu's high quality finishes and careful design combine to create an impressive working environment.

The Interior

Occupiers will enjoy spacious, light accommodation benefiting from full height glazing to the offices, complemented by carefully chosen finishes constructed to the highest specification.

Indigo Blu's office space is designed as a relaxed, modern working environment aimed to meet the requirements of a wide range of businesses. Materials and finishes have been selected to create a high quality working environment, combining aesthetic appeal, contemporary styling and efficient occupational space planning.

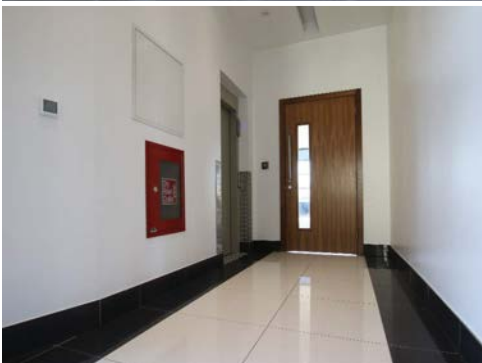


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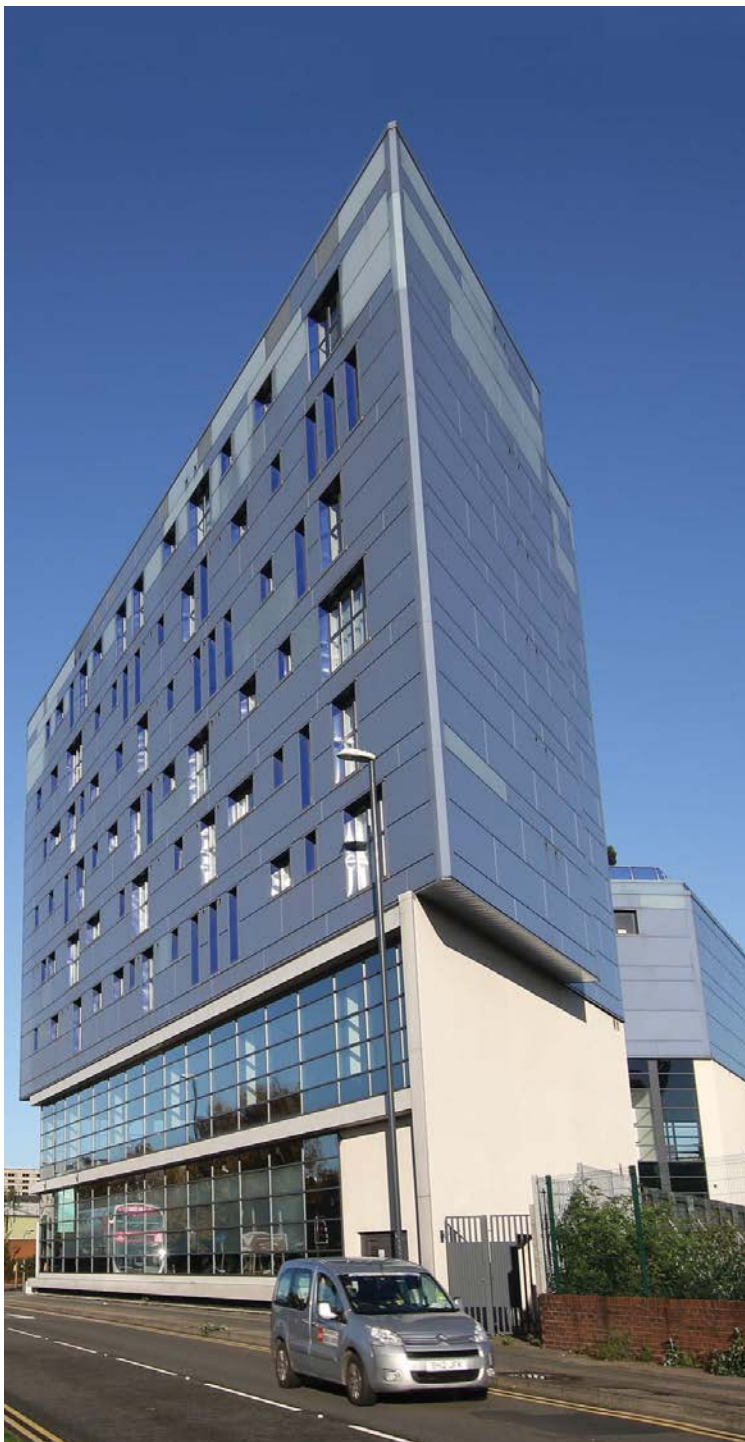
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The Specification

- Modular designed structural and cladding grids to facilitate easy partitioning
- Double height glazed entrance
- 2.7m floor to ceiling height
- 4 pipe fan coil air conditioning
- 100mm full access raised floor
- LG7 lighting
- Quality male/female/disabled wc's
- Passenger lift to all floors
- Fully monitored intruder and fire alarm system

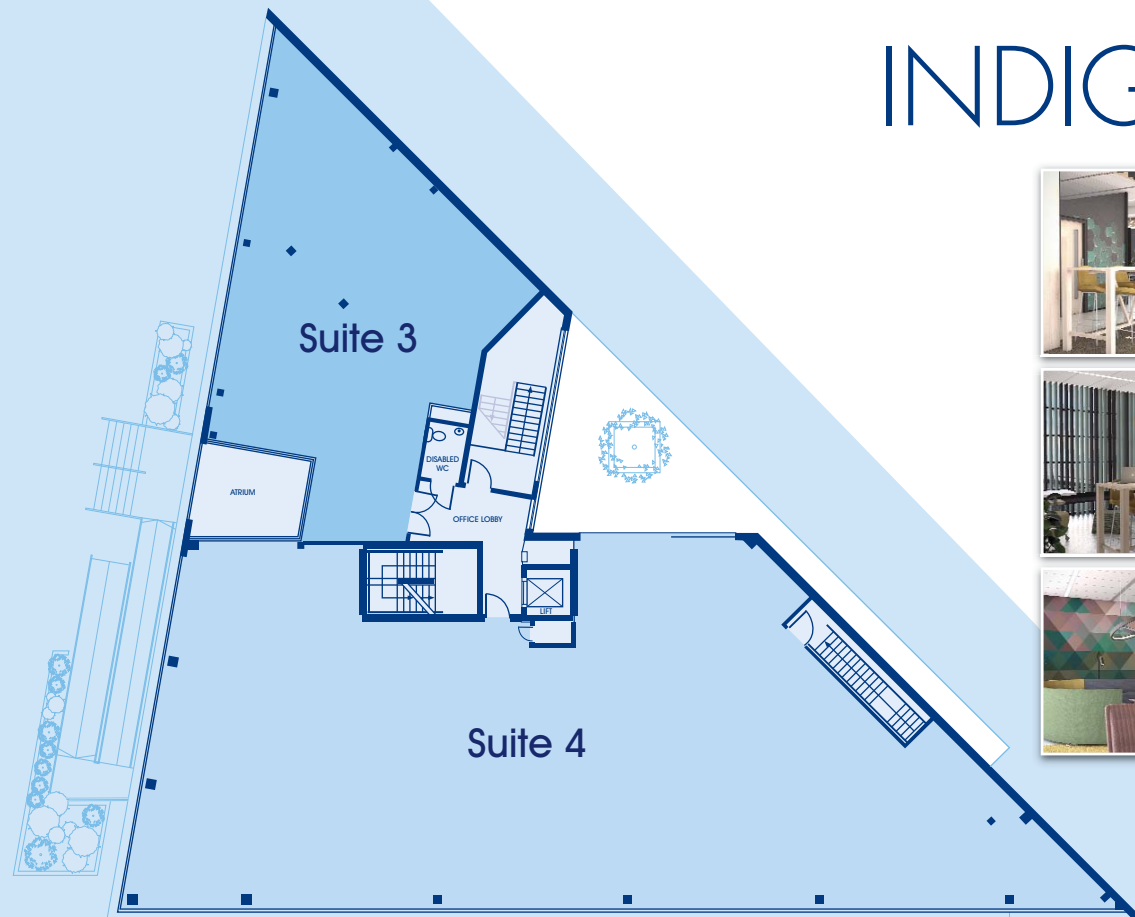


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*indicative fit-out

Indicative Floor Plan

The Office Space

A bold, imaginative development, Indigo Blu is designed to stand out from the crowd providing up to 5,726 sq ft of highly specified office accommodation on the first floor with suites from 1,484 sq ft. The adaptable open plan office space provides a contemporary working environment that is available as a single suite or as two individual suites as indicated in the availability schedule.

Suite 3	1,484 sq ft	138 sq m
Suite 4	4,242 sq ft	394 sq m
Total	5,726 sq ft	532 sq m

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The Location

Indigo Blu lies at the heart of Leeds' thriving South Bank, benefiting from the city's strong transport links and a wealth of local amenities.

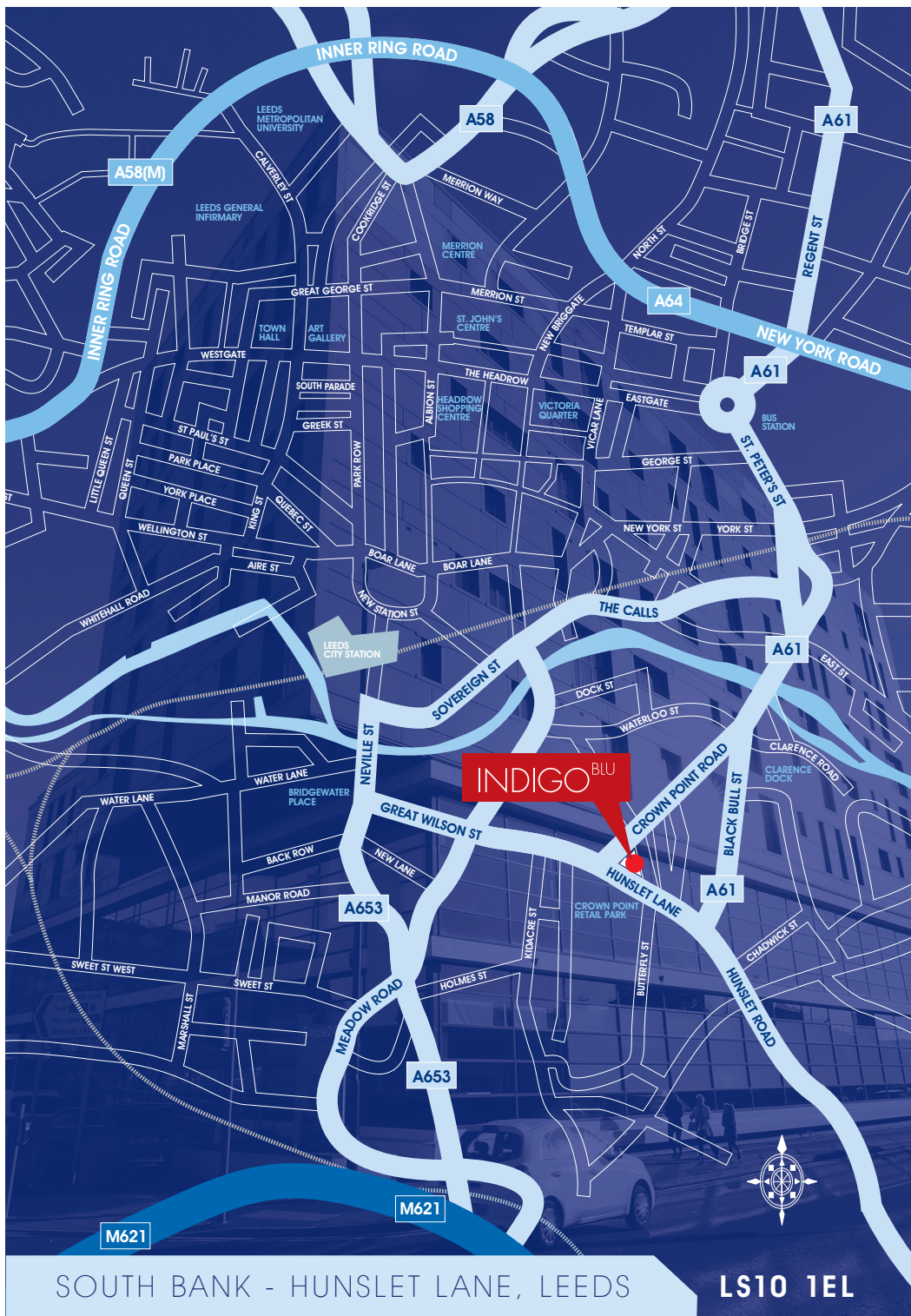
Being only moments from the national motorway network and within walking distance of the city's rail and bus stations, Indigo Blu is situated in one of the most accessible and well served locations Leeds has to offer.

All Enquiries

Sanderson Weatherall
0113 221 6000
 sw.co.uk
 richard.dunn@sw.co.uk

PROPERTY CONSULTANTS
wsb
 www.wsbproperty.co.uk
0113 234 1444
 rbeagley@wsbproperty.co.uk

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