



LEEDS LS1 2HH

NO. 1 KING ST.

TO LET PERIOD BUILDING WITH REFURBISHED CONTEMPORARY WORKSPACE 1,000 - 2,600 SQ FT



NO.1 KING ST



DESCRIPTION

NO 1 KING STREET magna sed enim porta accumsan. Sed faucibus est eu interdum finibus. Donec fringilla est id lectus mattis efficitur. Praesent consequat odio et sodales convallis.

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...the *one* address that matters

NO.1 KING ST

SPECIFICATION

NO 1 KING STREET provides the following specification:-



COMFORT
COOLING



RAISED
FLOORING



LG7
LIGHTING



SUSPENDED
CEILINGS



NEW
CARPETING &
DECORATION
THROUGHOUT



PERIMETER
TRUNKING

*...the **one** office
with many possibilities*

TERMS

The offices are available by way of a new full repairing and insuring lease on flexible terms.

EPC

The Energy Performance Asset Rating is Band 'F'. A full copy of the EPC is available for inspection if required.



NO.1 KING ST



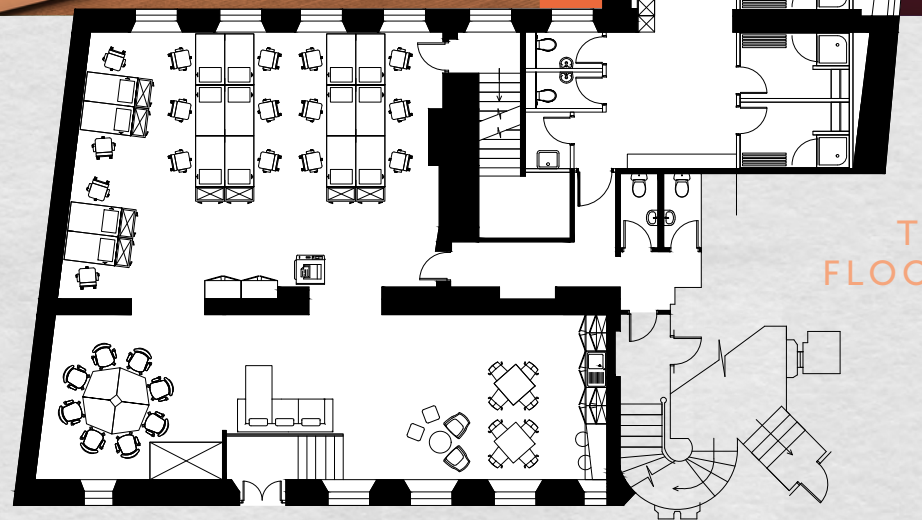
*the **one** environment
for business productivity*



ACCOMMODATION

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th edition) to an approximate net internal area of:

Floor	sq ft	sq m
First	957	88.1
Fourth	2,698	250.64
(Potential floor split)		
Total	3,655	339.6



TYPICAL
FLOORPLAN

NO.1 KING ST

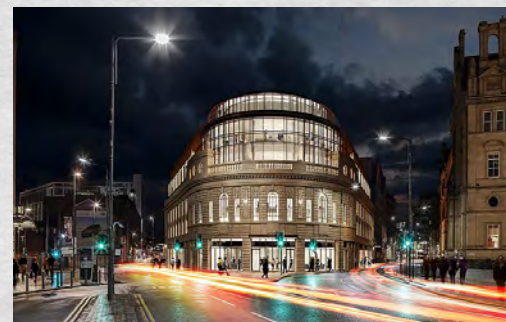
LEEDS CITY CENTRE

The building is in a popular business location, with nearby occupiers including Walker Morris, Axa Insurance, Ison Harrison and Zurich Insurance.

here 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.



*the one city evolving
with every step it takes*



KEY

- 1 City Square
- 2 Park Plaza Hotel
- 3 Leeds Minster
- 4 Corn Exchange
- 5 Marriott Leeds
- 6 Trinity Retail
- 7 Hilton Hotel Leeds
- 8 Park Plaza Hotel
- 9 Leeds Railway Station
- 10 Double Tree Hilton
- 11 The Light
- 12 The Headrow
- 13 Leeds Town Hall
- 14 Park Square
- 15 First Direct Arena



TRINITY LEEDS
5 MINUTES WALK



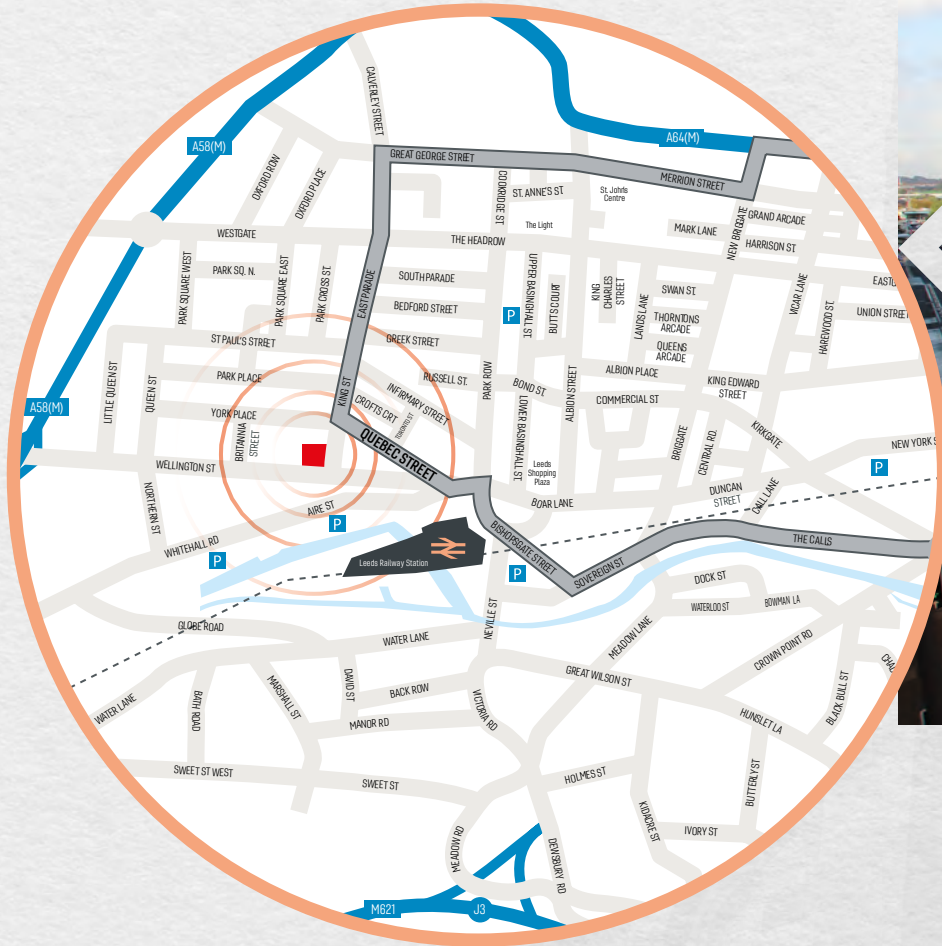
LEEDS TRAIN STATION
2 MINUTES WALK



LEEDS BRADFORD AIRPORT
20 MINUTES DRIVE



NO.1 KING ST



*the one place that everyone
wants to be located*

LOCATION

NO.1 KING STREET 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.

RENTAL & SERVICE CHARGE

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

BUSINESS RATES

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

ALL ENQUIRIES

For further information please contact the joint letting agents.



Dominic Towler or Richard Dunn



Robin Beagley or Duncan Senior

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