

TO LET
QUALITY WORKSPACE IN ATTRACTIVE PERIOD BUILDING
715 ~ 2,079 ft²

2 QUEEN STREET, LEEDS, LS1 2TW

FOX
LLOYD
JONES

0113 243 1133

www.fljtd.co.uk



- ◇ Prominent location
- ◇ High quality kitchen
- ◇ Partial LED lighting
- ◇ Central heating
- ◇ Single glazed windows
- ◇ WC facilities

STRATEGIC PROPERTY & ASSET SOLUTIONS

PROPERTY DETAILS

Description

Located in a well-established and highly accessible area, 2 Queen Street provides practical and characterful office accommodation suitable for a wide range of occupiers.

The available first and second floors offer flexible, well-proportioned floor plates that can accommodate a variety of working styles, including open-plan layouts, meeting rooms, and private offices. The space benefits from good levels of natural light, creating a bright and comfortable working environment.



Specification

The building provides the following specification:

- Kitchenette on each floor
- Partial LED lighting
- Carpeted flooring
- Central heating
- Single glazed windows
- Kitchen / breakout area
- WC facilities

Accommodation

The available accommodation has been measured to have the following approximate net internal floor areas:

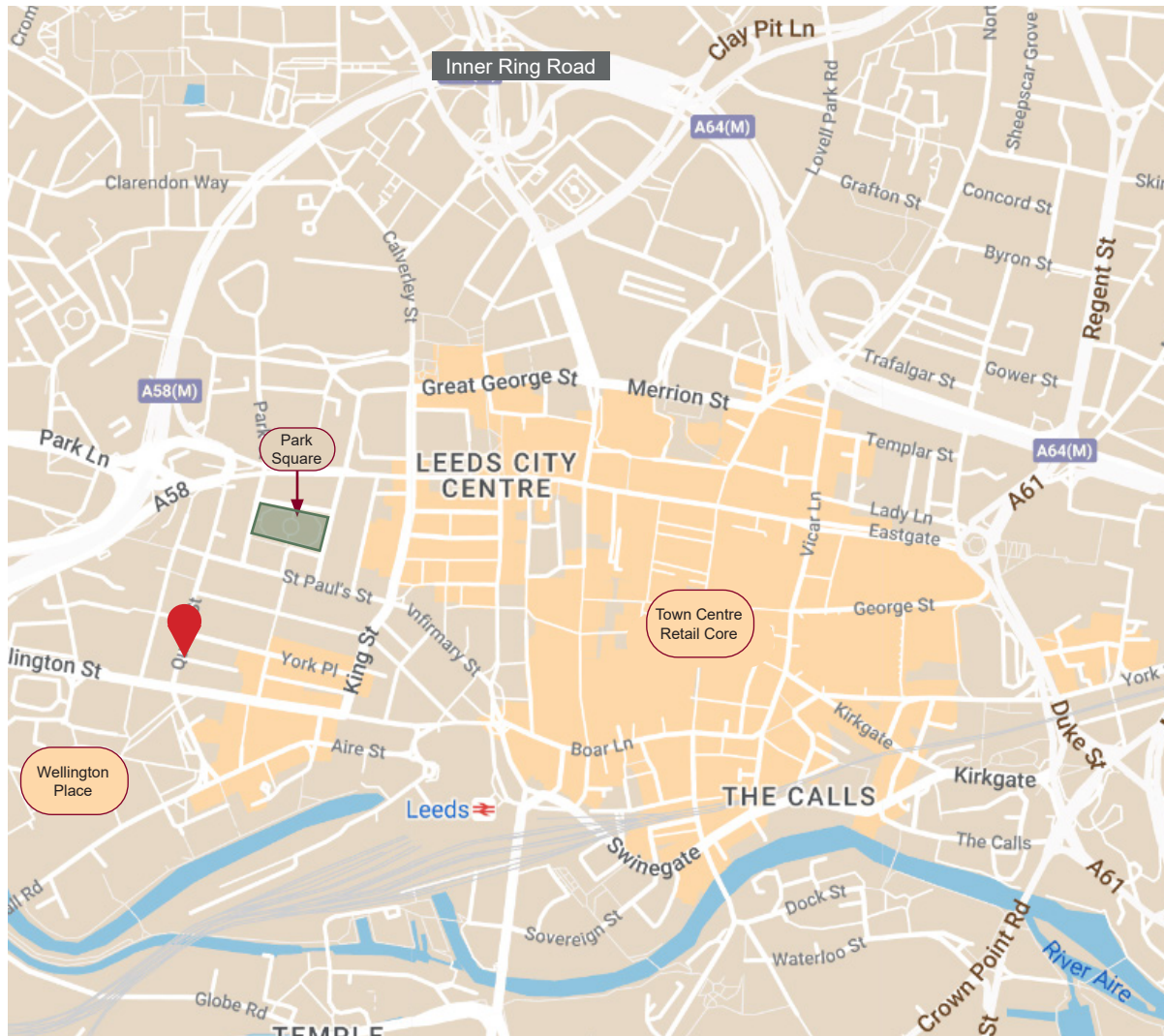
Floor	Sq. M.	Sq. Ft.
Second	79.25	853
First	66.42	715
Lower Ground	47.47	511
Total	193.14	2,079



2 QUEEN STREET, LEEDS, LS1 2TW

**FOX
LLOYD
JONES**

LOCATION



- These attractive office premises are located in the West End office sector of Leeds city centre. The property benefits from easy access to many local amenities, with St Paul's Street being a short walk away. In addition Wellington Place provides a number of bars, restaurants and shops including Sociable Folk, Good Luck Club, Sainsbury's and Caffè Nero.
- Transport links are excellent, with easy access to the City Centre Loop Road and the Inner Ring Roads in turn providing access to the rest of the City, the M621 and onwards to the M1 and M62.



2 QUEEN STREET, LEEDS, LS1 2TW

**FOX
LLOYD
JONES**

Viewing & further information

Please contact the sole selling agents:

Harry Finney

Harry.Finney@fljltd.co.uk

Bethan Linehan

Bethan.Linehan@fljltd.co.uk

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltd.co.uk

Proposal

The office accommodation is available by way of a new effective Full Repairing and Insuring lease for a term to be agreed. Short-term flexible leases available.

Rent:

£10.00 per square foot exclusive + VAT.

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

Service Charge:

A service charge is payable. Further details available on request.

VAT:

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC:

The building has a rating of C (65) valid until December 2026. A full copy of the certificate is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared March 2026