



To Let

Modern Office Accommodation



**1 Victoria Place, Leeds, LS11 5AE**

**SW**

Sanderson  
Weatherall

## Victoria Place

Victoria Place comprises a prestigious office development of four modern buildings set around an attractive landscaped central square, giving staff the opportunity to sit and relax, host events or ad-hoc meetings outside.

1 Victoria Place is an outstanding Grade A office building in the heart of Leeds' prestigious South Bank business district. Located in close proximity to the train station, and surrounded by business and lifestyle destinations including Granary Wharf, Round Foundry and Bridgewater Place, Victoria Place is set within an appealing courtyard environment.

## Location

Victoria Place enjoys a city centre location combined with immediate motorway access being located just off Victoria Road (A653) and great public transport links with a number of major bus routes within walking distance. Leeds Railway station is an approx. 10 minute walk as are the bus stops serving the Park & Ride hubs.

Local occupiers include Asda, MPS, Rockstar, Genuit Group and Estio Training to name but a few.



## Description

Victoria Place provides modern office accommodation arranged over four floors. The property is due to undergo a refurbishment and will comprise the following specification:

- Open plan and CAT A plus accommodation
- Redecoration throughout
- New carpet throughout
- LED Lighting
- Raised access floors
- Intercom system
- New building reception
- Air conditioning
- Cycle storage
- Shower facilities, drying room & lockers
- Refurbishment of communal areas
- Dedicated car parking

## Terms

A new effective FRI Lease for a term to be determined. Quoting rent of £27.00 per sq ft exclusive.

## EPC

To be assessed upon completion of refurbishment works.

## VAT

All figures are deemed to be exclusive of VAT.

## Accommodation

| Description  | Approx. Net Internal Area |               |
|--------------|---------------------------|---------------|
|              | Sq Ft                     | Sq M          |
| Ground Floor | 2,087                     | 193.89        |
| Third Floor  | 2,100                     | 195.09        |
| Fourth Floor | 1,746                     | 162.21        |
| <b>Total</b> | <b>5,933</b>              | <b>551.19</b> |

## Rateable Value

The property has been assessed in the 2026 rating list as follows:

| Address                            | Description          | Rateable Value |
|------------------------------------|----------------------|----------------|
| Ground Floor, 1 Victoria Place     | Offices and Premises | <b>£41,500</b> |
| Part Third Floor, 1 Victoria Place |                      | <b>£42,000</b> |
| Fourth Floor, 1 Victoria Place     |                      | <b>£34,750</b> |



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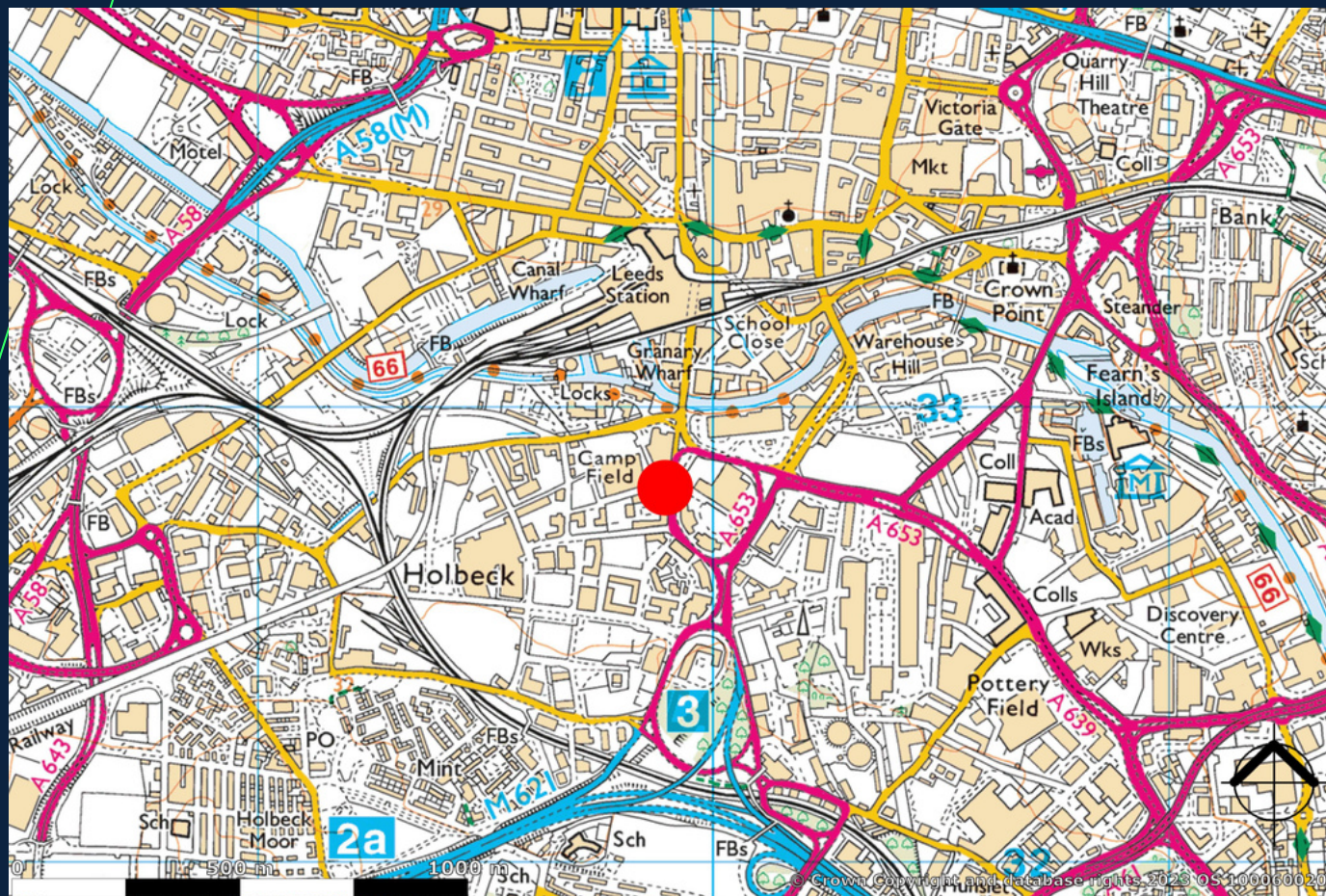
## Viewings

For further information or to  
arrange a viewing please contact  
the sole letting agents:

▶ Richard Dunn  
07801 767 859  
[richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)

▶ Jay Dhesi  
07518 290 500  
[jay.dhesi@sw.co.uk](mailto:jay.dhesi@sw.co.uk)

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