



**3 V
P**

**VICTORIA
PLACE**

**To Let - Up to 29,000 sq ft of
Grade A workspace**

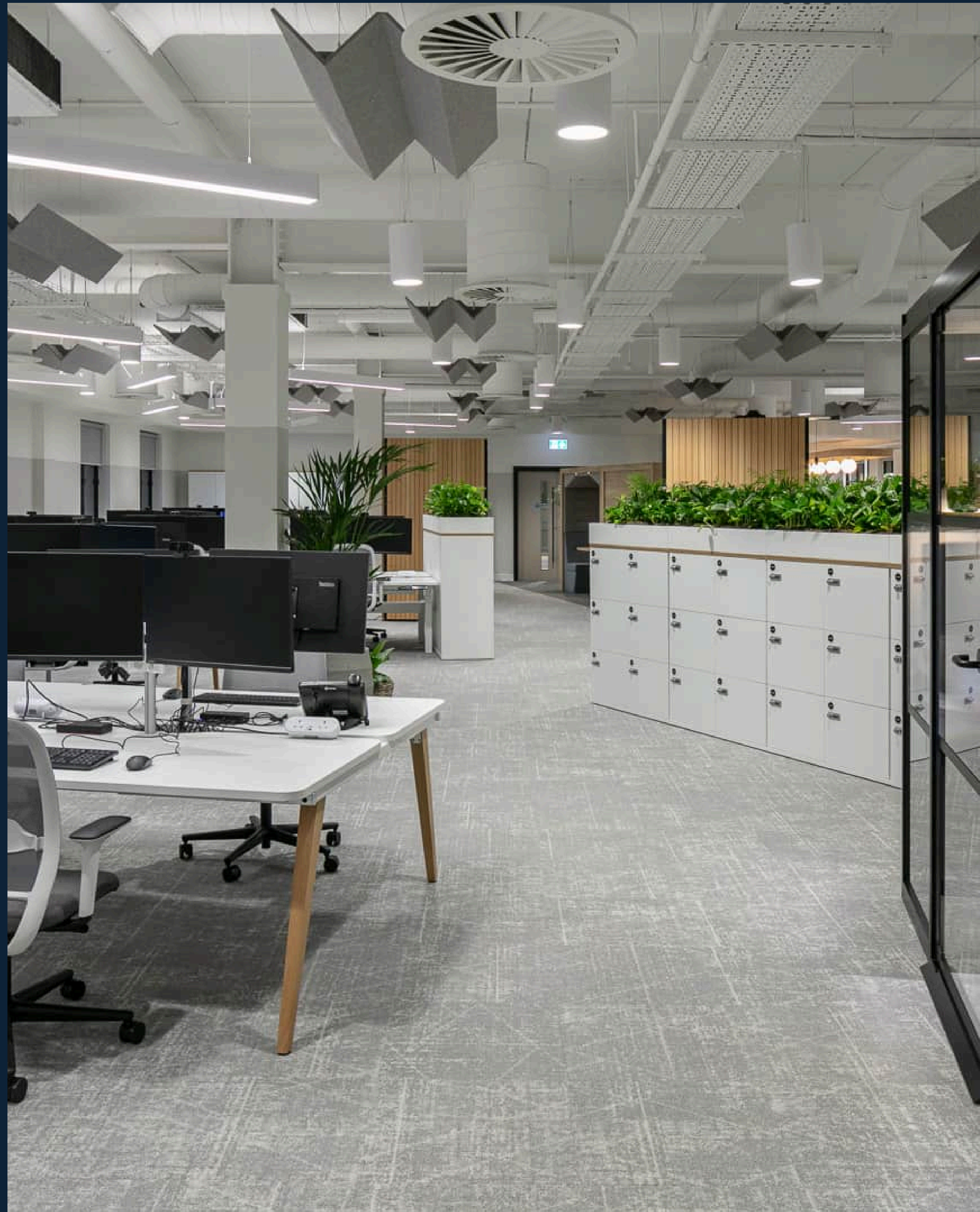
3 Victoria Place, Southbank, Leeds, LS11 5AE

A prestigious, campus-style office development in the heart of Leeds

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 destination.

Discover the endless possibilities at Victoria Place in Leeds, where your vision becomes reality. This versatile development offers flexible design options tailored to your requirements.

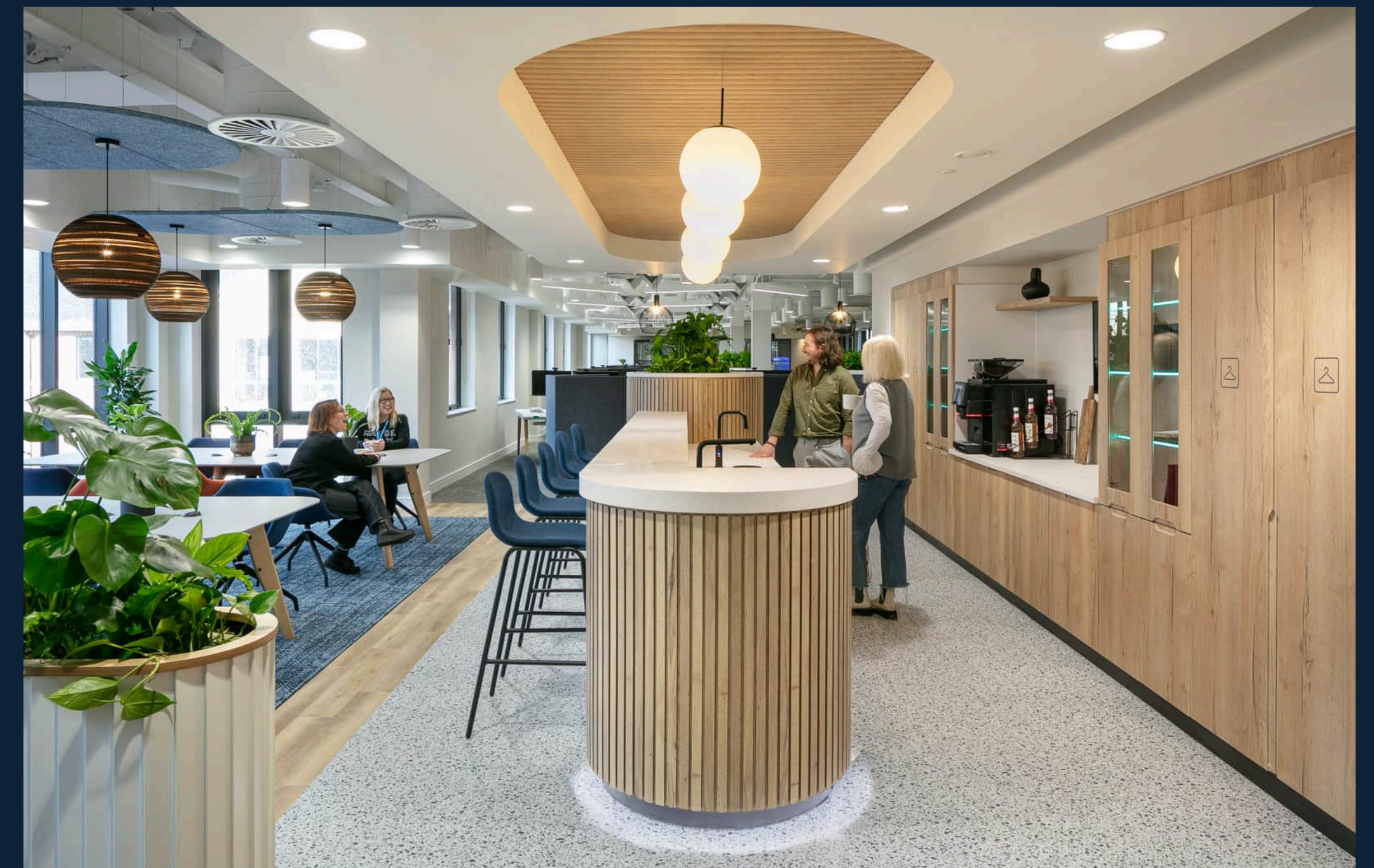




Tailor your space

3 Victoria Place comprises a newly refurbished, self-contained HQ-style office available as a whole or in suites from approx. 4,200 sq ft.

Delivered to a shell and core specification, providing you with the ultimate freedom to design and fit out your workspace exactly as you envision it.





Flexible workspace, to the highest standards



New VRF comfort cooling



Modular services



EPC B



Choice of ceiling finishes



LED lighting



Raised access floors



2X person passenger lifts



Communal business lounge



Cycle facilities



Shower facilities



Drying facilities



Car parking



London Design Awards



Finalist for Fit Out Project of the Year.

Victoria Place caters to your every need, providing exceptional amenities



Business & Meeting Lounge

A versatile business and meeting lounge is available for tenants and their guests, accommodating anything from small meetings to events for up to 100 people.



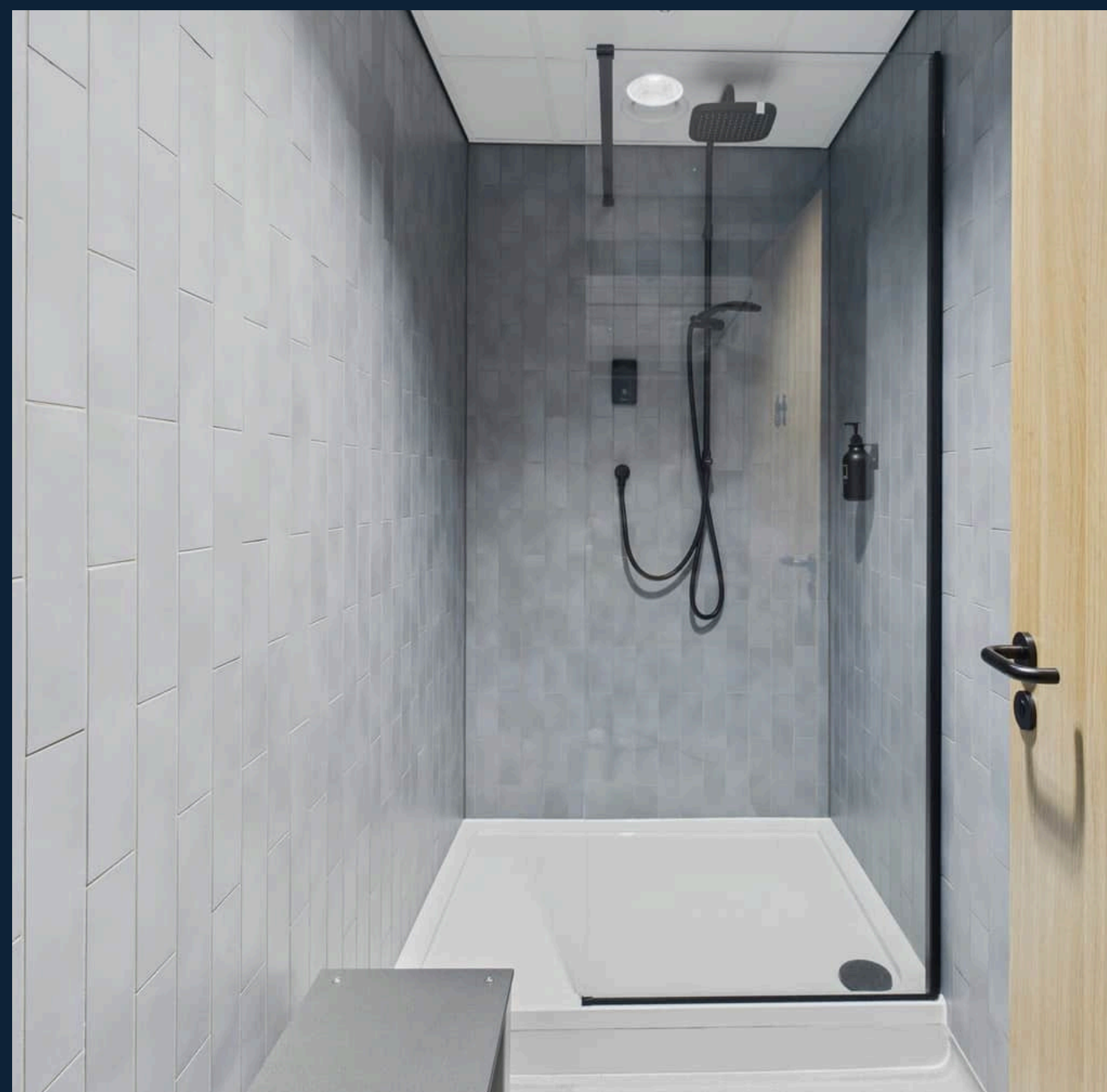
Courtyard

VP Campus features an attractive courtyard with ample seating, fostering well-being and connection.



Shower, changing & cycle areas

The undercroft features convenient cycle racks with access to restrooms and showers.



Communal Business Lounge/Showers

Ground Floor



Courtyard

- Bike Storage
- Showers
- Shared Business Lounge

Floor	Approx. net lettable area
Ground	Access to shared business lounge/meeting rooms
First	11,119 sq ft
Second	11,109 sq ft
Third	6,867 sq ft
Total	29,095 sq ft

External Car Parking Available

Available space

First Floor

*Available as one suite or two

- Occupied
- Available



Floor	Approx net lettable area
Ground	Access to shared business lounge/meeting rooms
First	11,119 sq ft
Second	11,109 sq ft
Third	6,867 sq ft
Total	29,095 sq ft

Available space

Second Floor

*Available as one suite or two

- Occupied
- Available



Floor	Approx net lettable area
Ground	Access to shared business lounge/meeting rooms
First	11,119 sq ft
Second	11,109 sq ft
Third	6,867 sq ft
Total	29,095 sq ft

Available space

Third Floor



- Occupied
- Available

Floor	Approx net lettable area
Ground	Access to shared business lounge/meeting rooms
First	11,119 sq ft
Second	11,109 sq ft
Third	6,867 sq ft
Total	29,095 sq ft



Excellent Location

With a city centre location and immediate motorway access, Victoria Place boasts superb transport links. Commuting is seamless and convenient with easy access to Leeds railway station and Park and Ride bus stops both within walking distance.

- 1** Leeds Train Station
----- Approx 5. min walk
- 2** Park & Ride Bus Stops
- 3** Midnight Bell
- 4** The Cross Keys
- 5** Philpotts
- 6** Tesco Express
- 7** Fazenda
- 8** The Hop
- 9** The Sky Lounge
- 10** Water Lane Boat House
- 11** Northern Monk Brew
- 12** Out Of The Woods
- 13** Salt Granary Wharf
- 14** Brasserie Blanc
- 15** Cafe Nero
- 16** North Bar



Viewings

For further information please contact the Sole Letting Agents:



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