



EXTENSIVELY
REFURBISHED
AND SUSTAINABLE
WORKSPACE

From 3,316 - 8,122 sq ft

A MODERN AND EFFICIENT WORKSPACE IN THE HEART OF LEEDS' ESTABLISHED OFFICE CORE

Behind its attractive period frontage, 17-19 York Place delivers newly upgraded interiors, enhanced amenities and flexible upper-floor accommodation designed to support contemporary business needs.

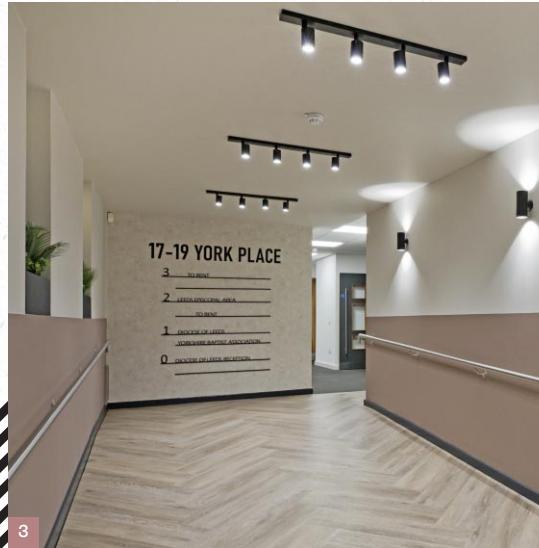


1 Exterior

- 2 Third Floor Balcony
- 3 Reception
- 4 Second Floor Office



2



3



4

ACCOMMODATION

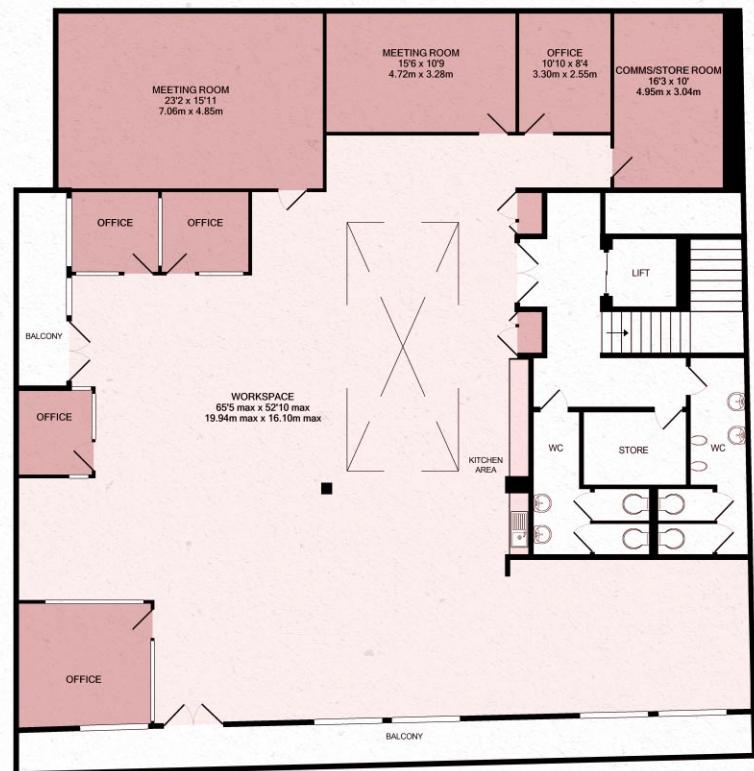
	Sq Ft	Sq M	Parking Spaces	Ratable Value	EPC
Second Floor	4,806	446.49	2	£72,500	A (25)
Third Floor	3,316	308.04	2	£53,500	A (25)
Total	8,122	754.53	4		

1 Third Floor Office

2ND FLOOR
4,806 SQ FT



3RD FLOOR
3,316 SQ FT

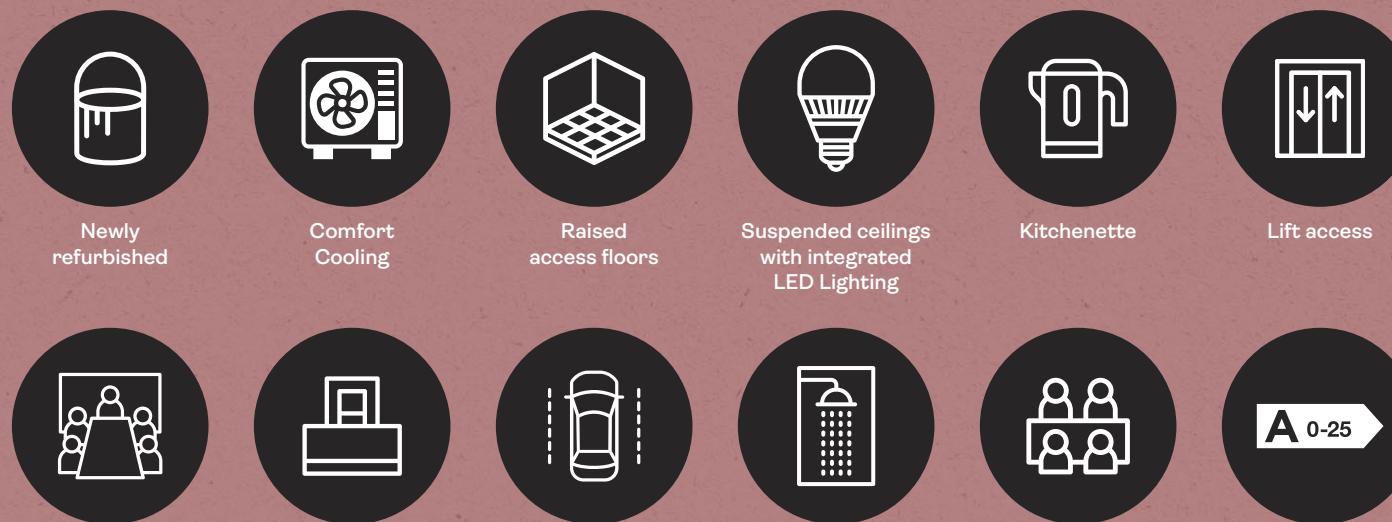


HIGHLY SPECIFIED WORKSPACES

Internally, the second and third floors are well presented and benefit from the following specification:



- 1 Third Floor Office
- 2 Third Floor Balcony
- 3 Second Floor Office



LOCATION

The property is located close to the junction of York Place and Britannia Street. York Place runs West to East between Queen Street and King Street and is within the traditional office core of Leeds City Centre.

This prime location combines modern functionality with historic character, making it a prestigious choice for modern business needs.

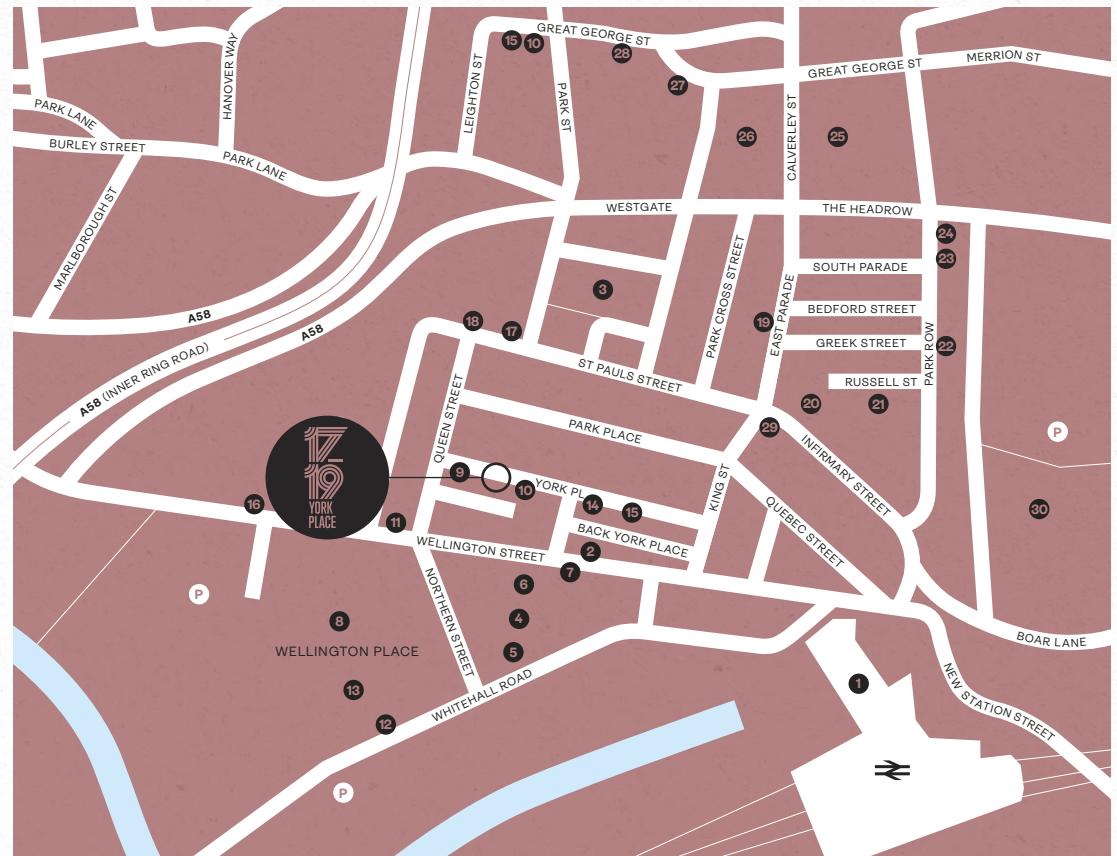
Leeds railway station and a wide range of retail and leisure amenities are within a short walk of the property which lies close to Caffe Nero and the Mercure Hotel as well as many restaurants.

The location provides excellent access to the Leeds loop road, Leeds inner ring road and the M621 leading to the wider motorway network.

Leeds railway station offers direct train services to London (journey time approx. 2 hours 15 mins), Manchester (1 hour), Newcastle (1 hour 20) and York (22 mins).

LOCAL OCCUPIERS

- 1 Leeds Train Station
- 2 Wolfox
- 3 Park Square
- 4 Toast
- 5 Lazy Lounge
- 6 Tesco Express
- 7 Caffè Nero
- 8 Sociable Folk
- 9 My Thai
- 10 La Taberna
- 11 Editors Draught
- 12 The Place
- 13 Good Luck Club
- 14 Nosh
- 15 Fint
- 16 Starbucks
- 17 La Bottega Milanese
- 18 Bagel Nash
- 19 Six by Nico
- 20 Blackhouse
- 21 La Bottega Milanese
- 22 Riva Blu
- 23 Gaucho
- 24 Caffè Nero
- 25 Leeds Art Gallery
- 26 Leeds Town Hall
- 27 Brød Sandwich Bar
- 28 Union Coffee House
- 29 BOX Leeds
- 30 Trinity Kitchen



VIEWING

Strictly by prior appointment with
the sole letting agents:



Harry Finney
harry.finney@fljtd.co.uk

Bethan Linehan
bethan.linehan@fljtd.co.uk

Important notice relating to the misrepresentation act 1967
and the property misdescription act 1991

Fox Lloyd Jones on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Fox Lloyd Jones has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2026

TENURE

The accommodation is available by way of a new, effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Price on application.

VAT

All figures quoted are deemed to be exclusive of VAT which is payable in addition.