



EXTENSIVELY
REFURBISHED
AND SUSTAINABLE
WORKSPACE

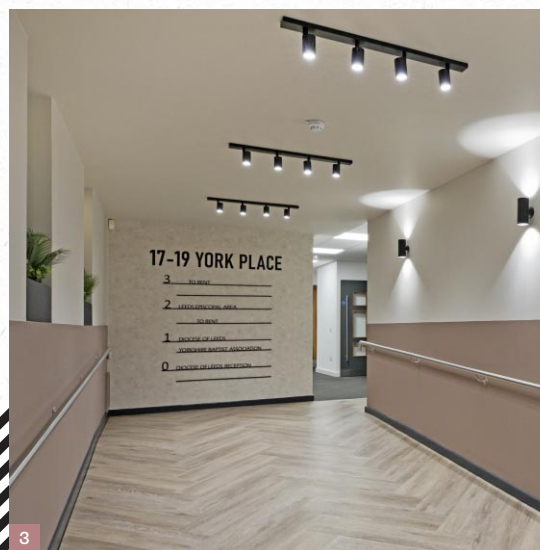
From 3,316 - 8,122 sq ft

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



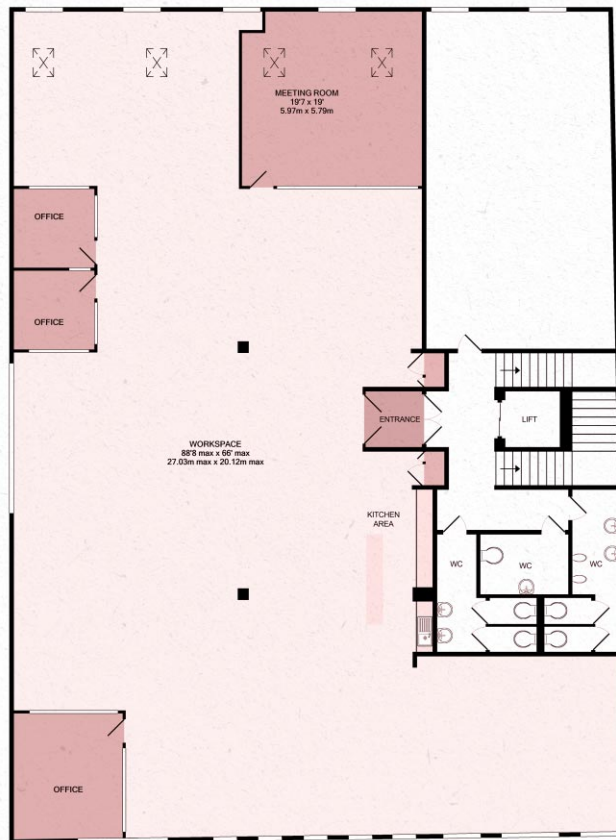
ACCOMMODATION

	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		

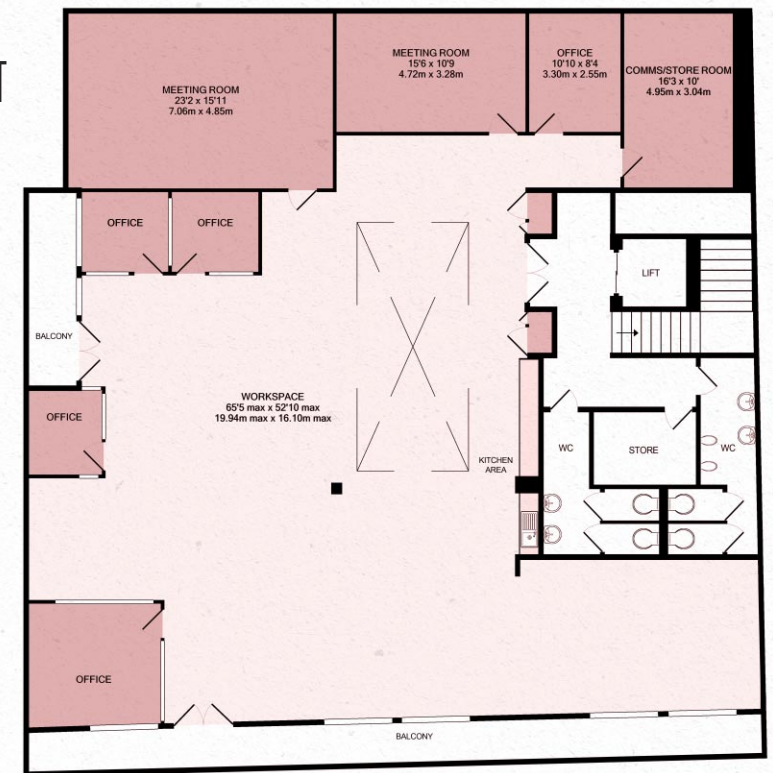
1 Third Floor Office



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

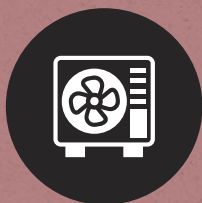
- 1 Third Floor Office
- 2 Third Floor Balcony
- 3 Second Floor Office



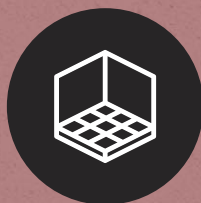
2



Newly
refurbished



Comfort
Cooling



Raised
access floors



Suspended ceilings
with integrated
LED Lighting



Kitchenette



Lift access



Integrated
meeting rooms



Private balcony on
the third floor



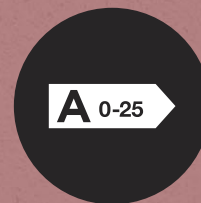
On site, secure
car parking



Cycle store,
shower & locker
facilities

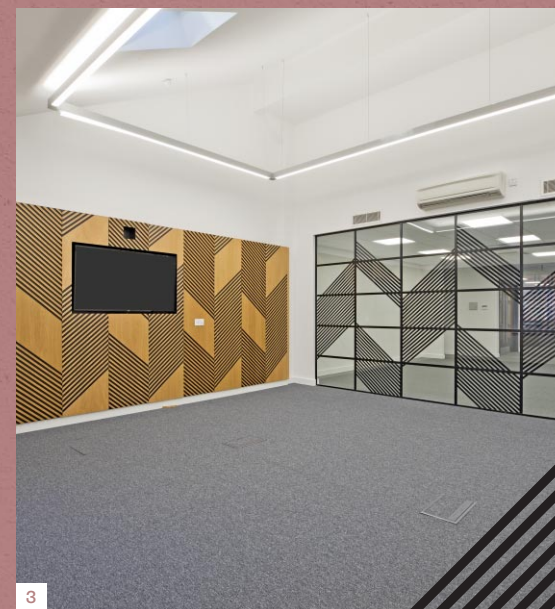


Meeting room hire
facilities at ground
floor level



A 0-25

EPC A



3

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 Caffè 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 Wofox
- 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

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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.