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Cross York St.udios



Flexible st.udio spaces TO LET

Address: Cross York Street, Leeds, **LS2 7BL**





Flexible **st.udio** spaces To let



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@CrossSt_Studios



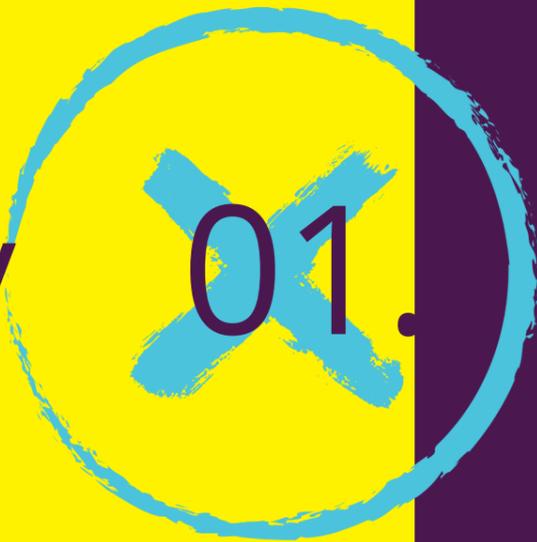
Contents.

Cross
York
St.udios

- 01. Introduction
- 02. Design
- 03. St.udios
- 04. Location
- 05. Specification



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Cross York St.udios offers unique and striking office space that combines the character of the properties history with the best of modern office design and technology whilst maintaining its existing structure and original period features. These flexible workspaces clustered around a communal central courtyard have been thoughtfully designed for businesses searching for an urban workspace like no other.

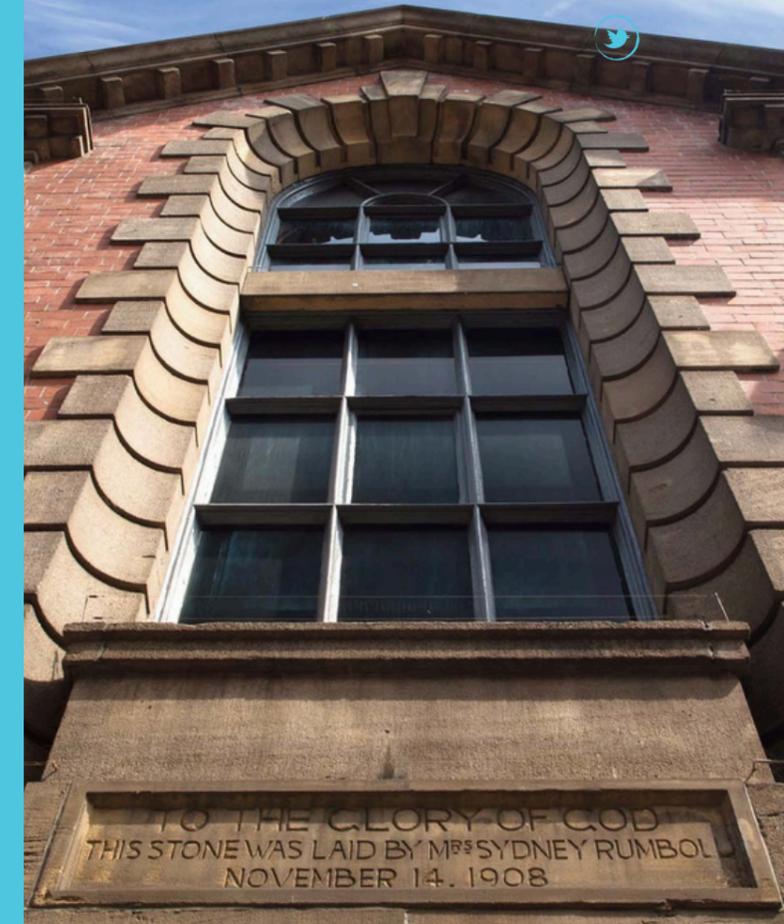


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The latest. in interior design.

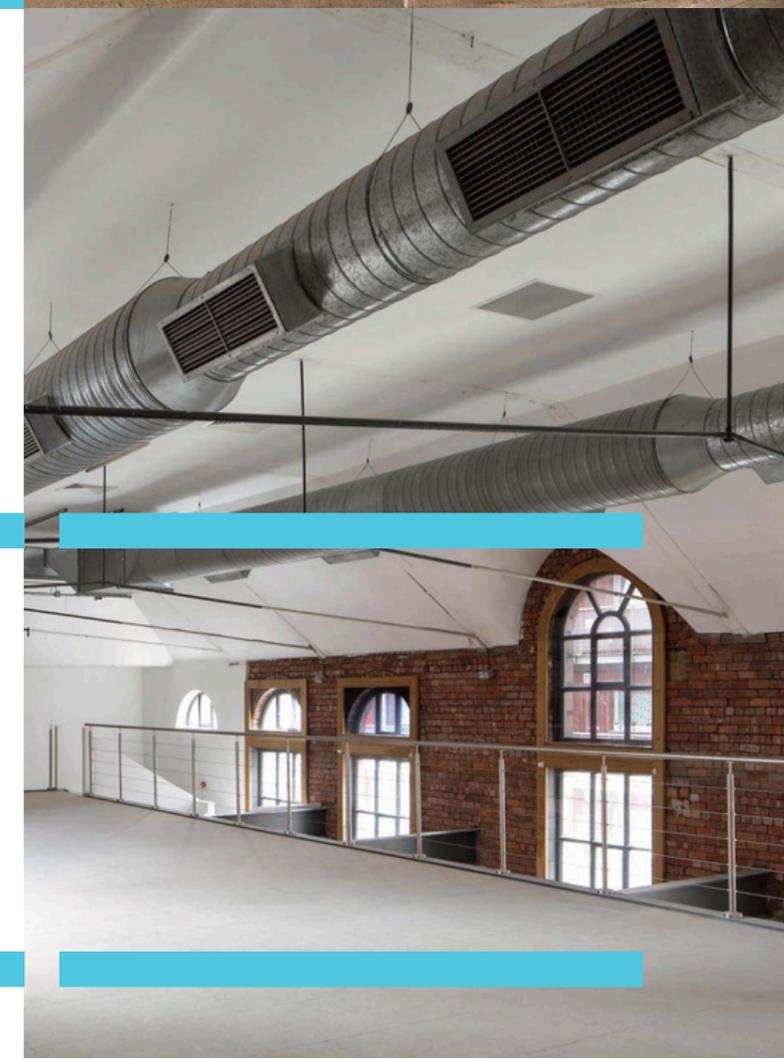
Through the approach of the interior design, the character and features of the original Edwardian past have been retained wherever possible. Exposed brickwork, trusses and cast iron columns play a major part in the building's new look. The result is three floors of exceptional and adaptable office space, offering a contemporary working environment for dynamic and creative businesses.



Key features

- ⊗ Exposed brickwork / original features throughout
- ⊗ Central communal courtyard
- ⊗ Secure fob entry system for each individual studio

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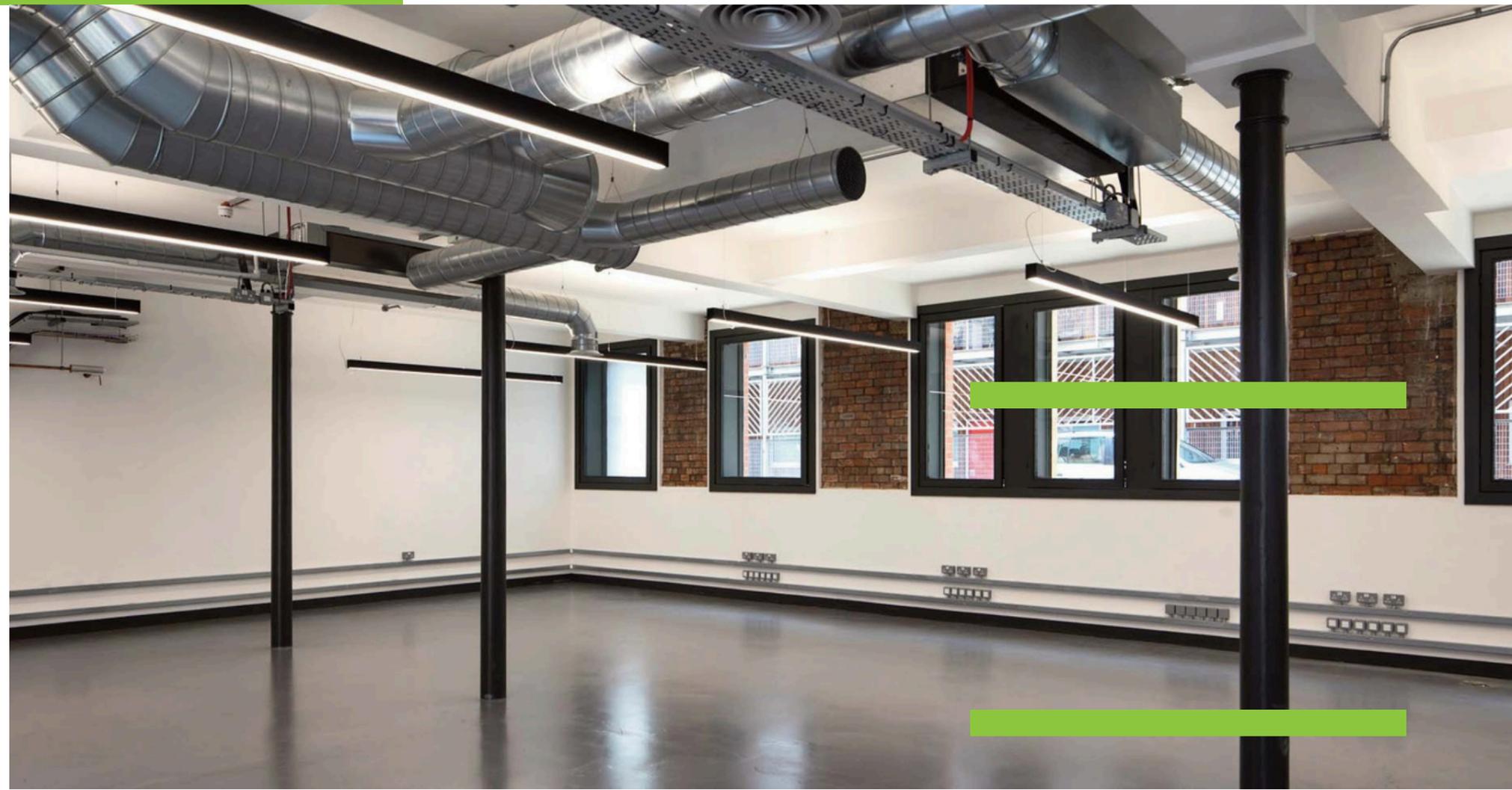
St.reets ahead.

The character of this former Sunday School is offset by a carefully selected combination of design features from exposed brick and metal detailing to the original flooring, creating an atmosphere with both historic and modern influences creating a truly unique space within the Leeds market.

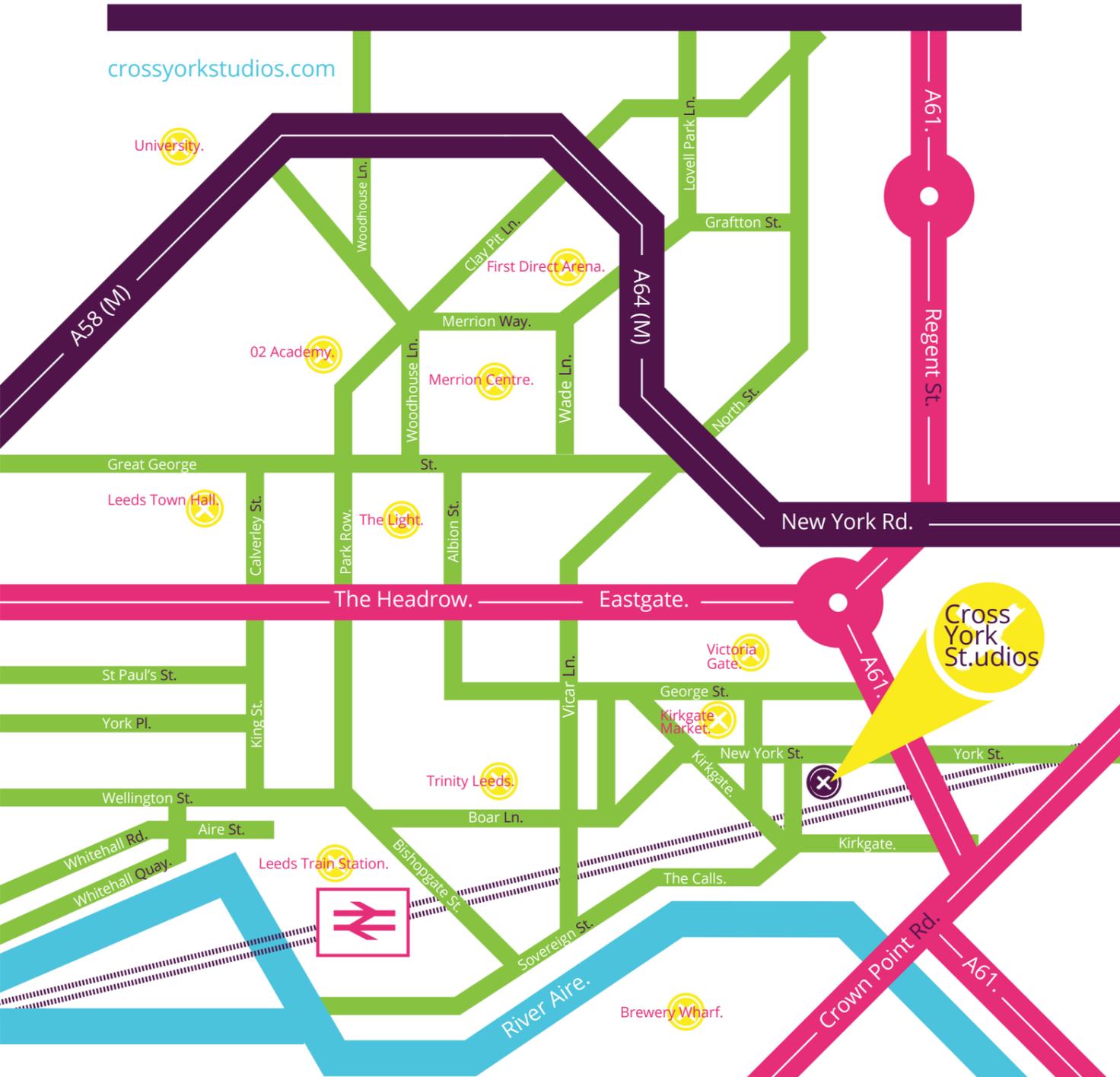


Key specification

- ✕ Energy efficient dimmable architectural LED lighting
- ✕ Original flooring
- ✕ Full intelligent air conditioning throughout
- ✕ Superfast internet over 10 Meg bearer wifi enabled
- ✕ Monitored intruder alarm and CCTV as standard
- ✕ Kitchen / WC facilities integrated within each studio



crossyorkstudios.com



Location comes first.



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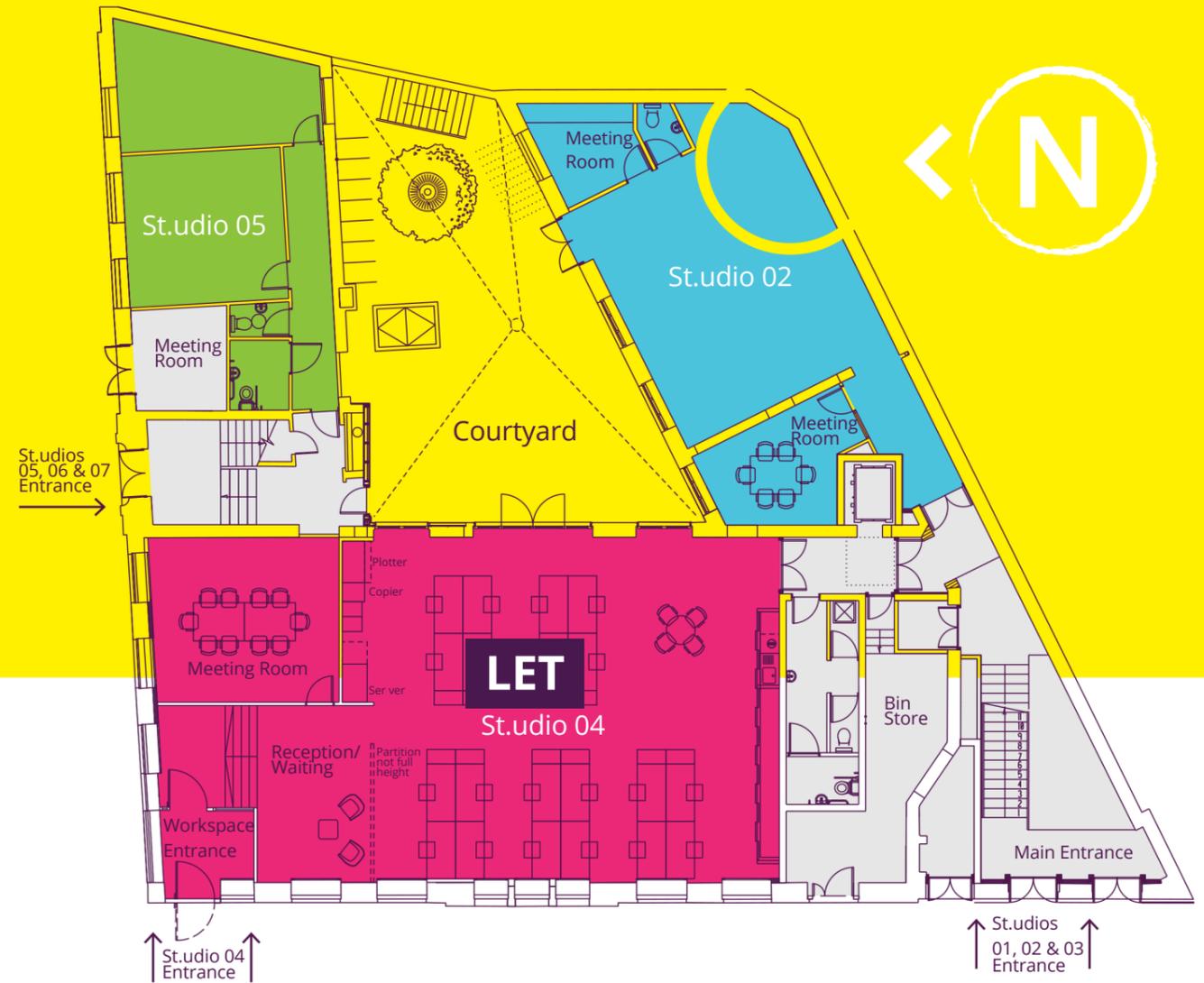


Situated in one of the city's most vibrant and diverse areas, Cross St. Studios is surrounded by a variety of restaurants, coffee shops and bars which enhance a thriving work environment. With the retail heart of Leeds only a short walk away you can also look forward to everything the recently completed Victoria Gate has to offer. This enviable location not only has excellent public transport links with the city's train station just a short walk away and the bus station situated just over the road. If travelling by car the M1 and M621 motorways are only a 5 minute drive away and there is east access to the inner ring road. In addition, there are two large multi-storey car parks located within 100 meters of the building.

-  Trinity Leeds
-  Victoria Gate
-  Kirkgate Market
-  First Direct Arena



Work
in *st.yle*.



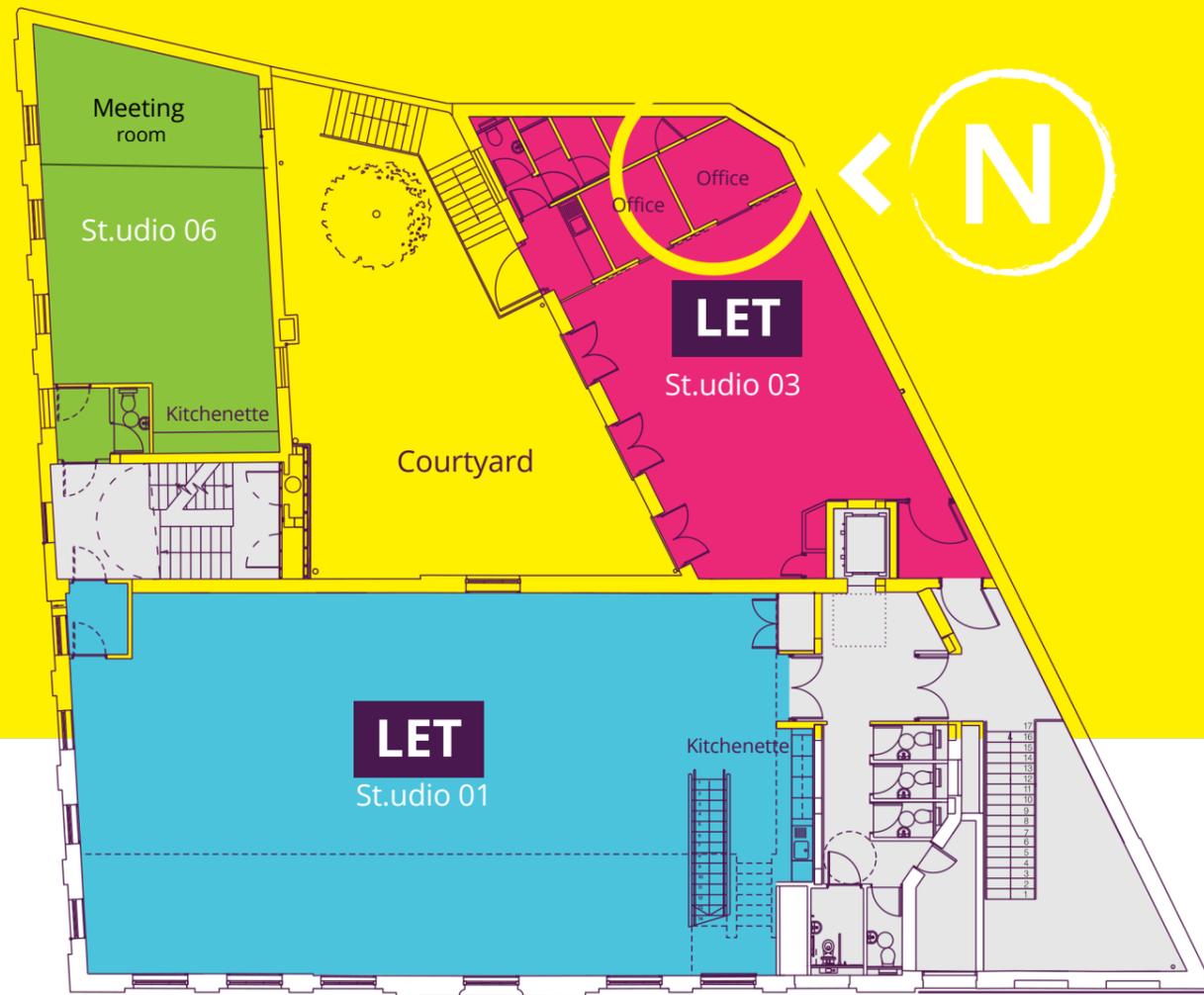
Ground Floor

St.udio 04	2,272* sqft	211* sqm	LET
St.udio 02	1,000 sqft	92.9 sqm	Available
St.udio 05	705 sqft	65.5 sqm	Available

*These areas include a reception / entrance area of 18.5 sq m (199 sq ft)

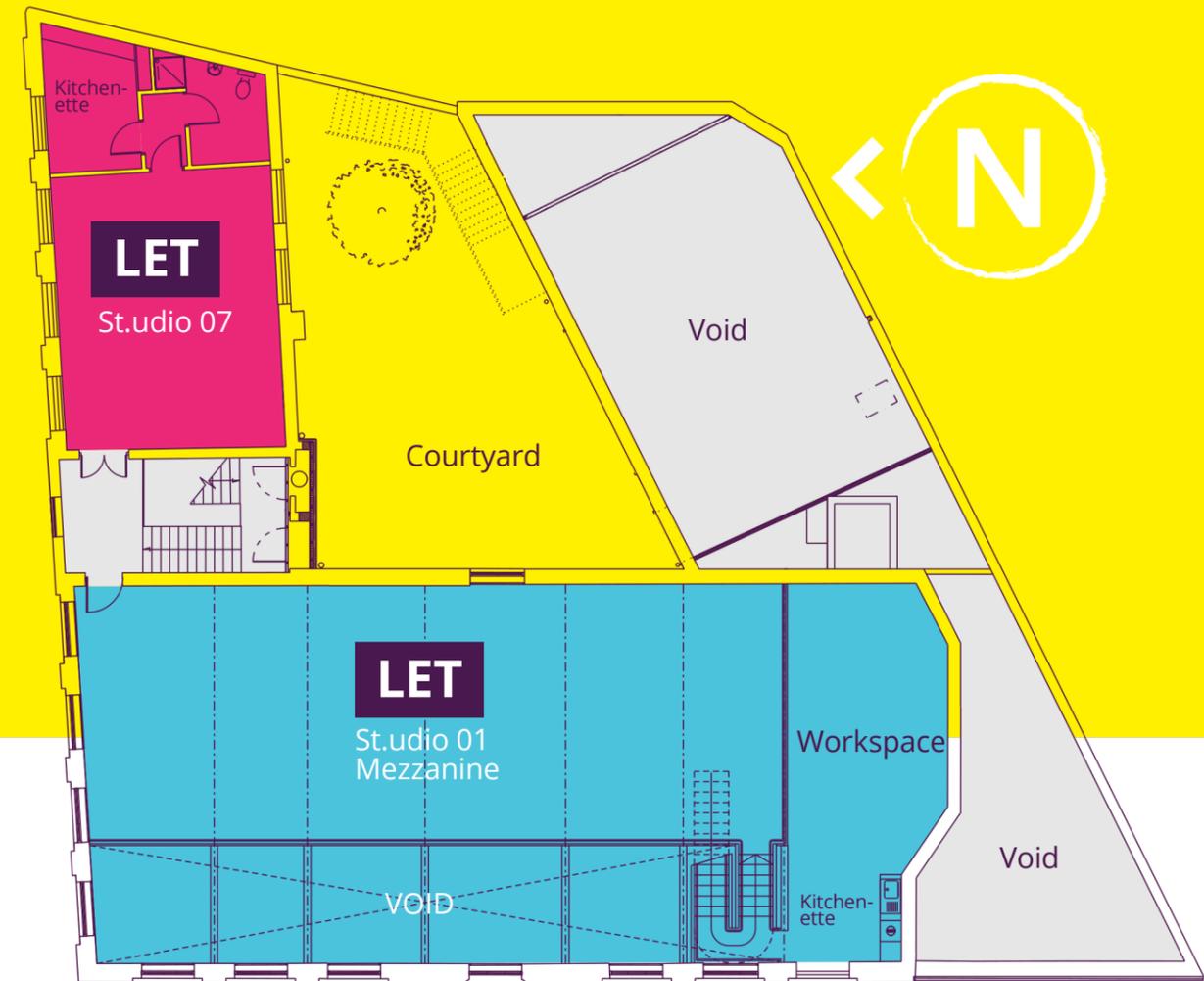
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First Floor

St.udio 01	2,425 sqft	225.3 sqm	LET
St.udio 03	997 sqft	92.6 sqm	LET
St.udio 06	705 sqft	65.5 sqm	Available



Second Floor

St.udio 01	2,134 sqft	198.3 sqm	LET (Mezzanine)
St.udio 07	694 sqft	64.5 sqm	LET

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**FOX
LLOYD
JONES**

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Misrepresentations Act: Details prepared July 2017 Subject to Contract

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