



**34 Lisbon Street**

Leeds, LS1 4LX

**UNIQUE SELF CONTAINED  
CITY CENTRE OFFICE  
OPPORTUNITY with  
PARKING**

**3,205 to 22,698 sq ft**  
(297.75 to 2,108.71 sq m)

- Prime HQ Whole Building Opportunity
- Modern Building Reception
- Suspended Ceilings with LED Lighting
- Air Conditioning
- Full Access Raised Floors
- Passenger Lift Access
- 19 Secure Basement Car Parking Spaces
- Shower & W/C Facilities

# 34 Lisbon Street, Leeds, LS1 4LX

## Summary

<b>Available Size</b>	3,205 to 22,698 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Please contact the local rating authority
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Location

34 Lisbon Street is prominently situated on the corner of Lisbon Street and Skinner Street, just off Wellington Street and adjacent to Wellington Place in the heart of the West End business district of Leeds City Centre. The building is located within a short walking distance of Leeds City Railway Station and benefits from easy vehicular access via Wellington Street, providing direct access to the A58(M) Inner Ring Road and national motorway network beyond.

## Description

The building comprises approximately 22,700 sq ft of office accommodation arranged over five storeys, together with secure basement parking facilities. Originally constructed in the late 1980s, the property underwent a comprehensive refurbishment in 2015–2016 to provide high-quality contemporary workspace suitable for modern occupiers. Improvements included a redesigned glazed entrance foyer, raised access floors, suspended ceilings with LED lighting, air conditioning and upgraded communal areas.

## Accommodation

The whole building is available, which extends to a total of 22,698 sq ft. The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,522	420.11	Available
1st	5,045	468.70	Available
2nd	4,992	463.77	Available
3rd	4,934	458.38	Available
4th	3,205	297.75	Available
<b>Total</b>	<b>22,698</b>	<b>2,108.71</b>	

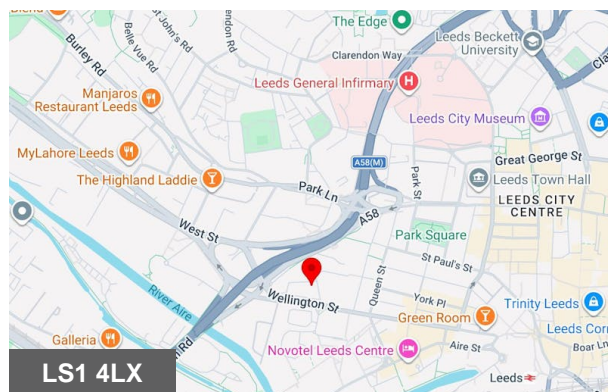
## Terms

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

## Viewings

To arrange a viewing please contact either of the joint letting agents: -

Carter Towler - 0113 245 1447  
CBRE - 0113 394 8800



## Viewing & Further Information



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