



AMBLER HOUSE.

A NEW WAY OF WORKING.

FULLY FITTED
OFFICE SPACE

LEEDS LS1 6ED



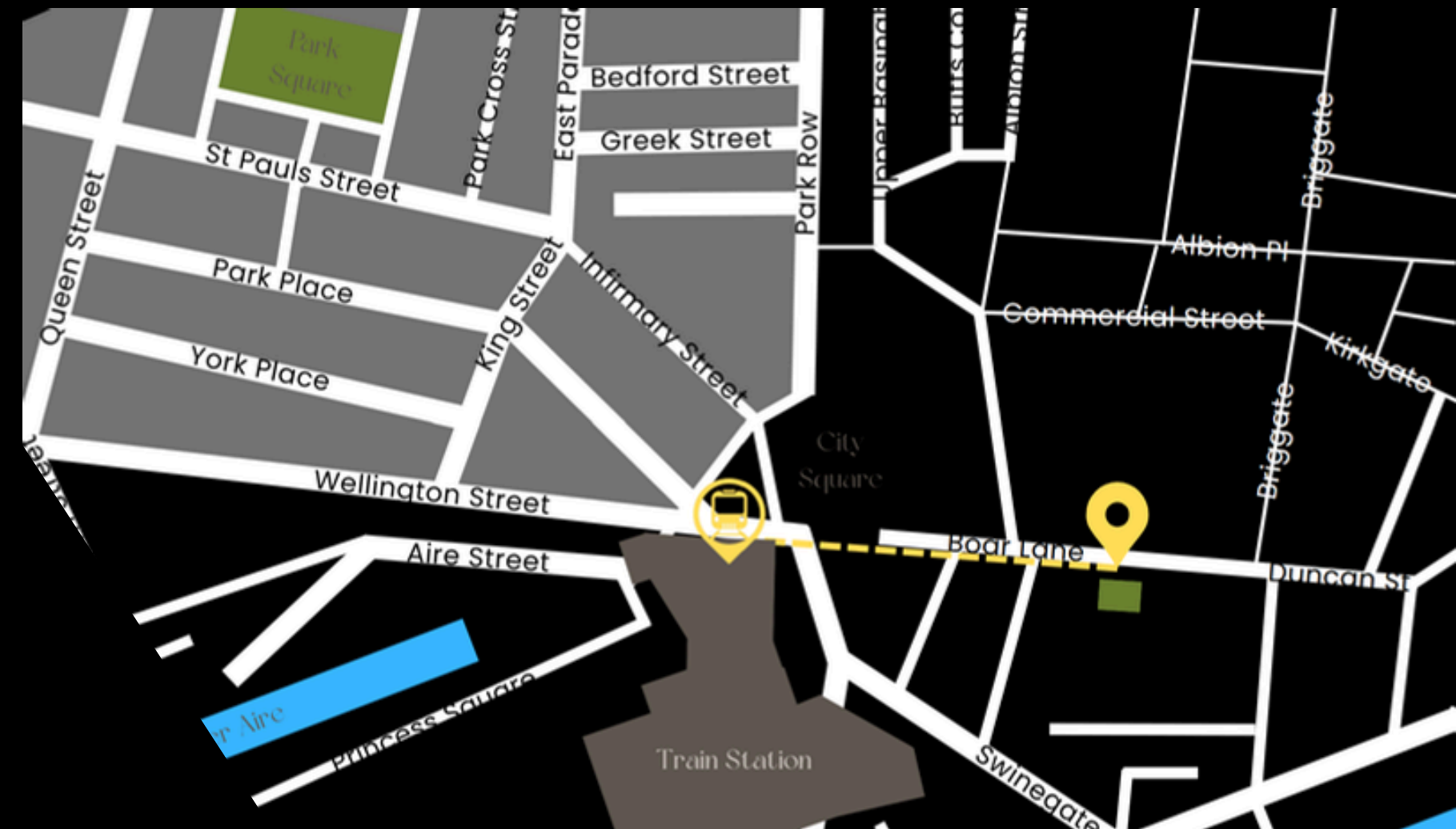


AMBLER HOUSE, 16 BOAR LANE

LIVE. WORK. PLAY.

Overlooking Trevelyan Square, the recently refurbished Ambler House offers unique and inspiring office spaces blending materials with a modern aesthetic, creating a calm, fully fitted, productive workspace for your team.

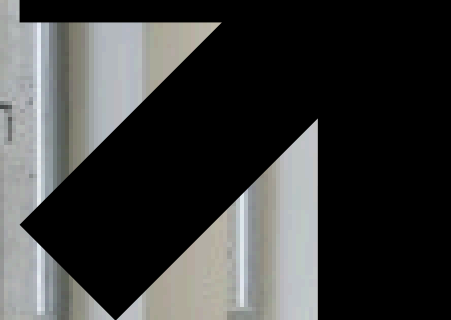
Ideally located just a 5-minute walk from Leeds Train Station, opposite the Trinity Shopping Centre and next to Trinity multi-storey car park, Ambler House enjoys a prime position in the heart of Leeds city centre, making it the perfect base for businesses seeking convenience, connectivity, and immediate access to a wealth of amenities.





LEVEL 4
SUITE 1

1,151 SQ FT

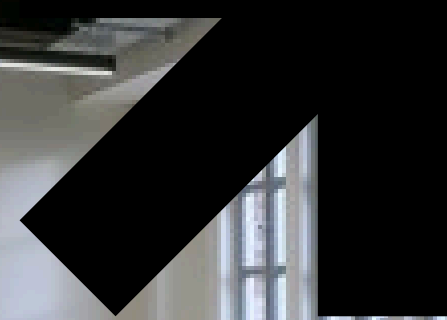


FULLY FITTED

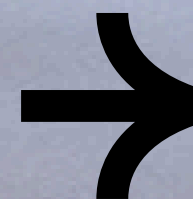
&

LEVEL 4
SUITE 2

1,425 SQ FT



COMING SOON



THE PENTHOUSE FLOOR AT AMBLER HOUSE IS CURRENTLY BEING REFURBISHED TO DELIVER TWO FULLY FITTED OFFICES.

EACH SUITE WILL FEATURE WORKSTATIONS, MEETING ROOMS, COLLABORATION AND BREAKOUT AREAS, ALONG WITH HIGH-QUALITY KITCHEN FACILITIES.

LEVEL 4 SUITE 1

1,151 SQ FT

10 DESKS
KITCHEN
BREAK OUT
HUDDLE SPACE
6P MEETING ROOM



LEVEL 4 SUITE 2

1,425 SQ FT

14 DESKS
KITCHEN
BREAK OUT
HUDDLE SPACE
6P MEETING ROOM

WHY CHOOSE TAKE THE FLOOR LEVEL 4

2,600 SQ FT

28 DESKS
KITCHEN
BREAK OUT SPACES
HUDDLE SPACE
2X 6P MEETING ROOM



SPECIFICATION

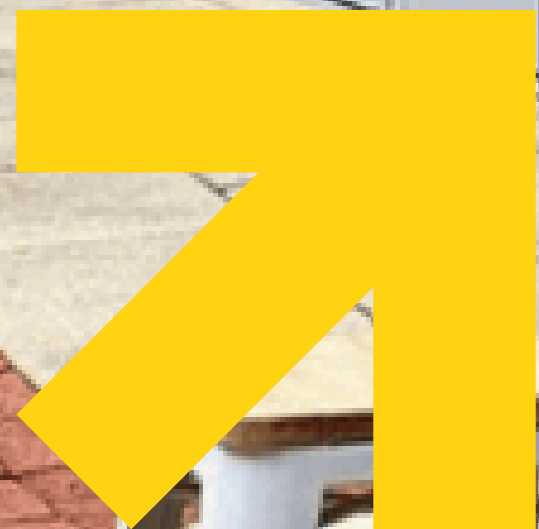
Shower Facilities

24 Hour Access

DDA Access
On-site Security

100% Green Energy
Pre-Wired Fibre

On-site Leisure Uses
Multi-storey Car Parking





**AMBLER
HOUSE**

GET IN TOUCH

TO FIND OUT MORE CONTACT OUR AGENTS



Victoria Harris
victoria.harris@knightfrank.com
0113 297 2448

Eamon Fox
eamon.fox@knightfrank.com
0113 297 2433



Duncan Senior
dsenior@wsbproperty.co.uk
07888 730 366

Robin Beagley
rbeagley@wsbproperty.co.uk
07733 895 927

