



Toronto Square

LEEDS, LS1 2HJ



TO LET
2,045 SQFT

- Fully-fitted & furnished office
- Available on flexible terms
- Secure on-site parking

FULLY FITTED OFFICE SUITE

A fully-fitted 1st floor office space with parking located right in the heart of Leeds city centre.

Toronto Square provides modern contemporary offices space conveniently located just off City Square, minutes from Leeds City Station.

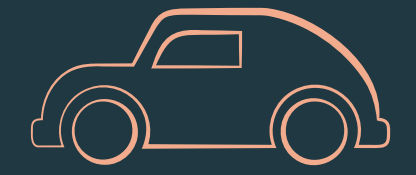
The available suite offers a combination of open plan office space for up to 30 staff, with the benefit of a selection of meeting spaces and a fitted kitchen / break out space. Furthermore, the suite can be offered fully furnished, ready for immediate occupation. .



Specification:



Fully fitted offices



On-site Car parking



Fibre broadband to the building



3 pipe VRF heat recovery cooling system



Meeting rooms & reception space



Fitted kitchen / Break out space



Energy-efficient lighting



EPC Rating B
BREEAM "Excellent" Rating

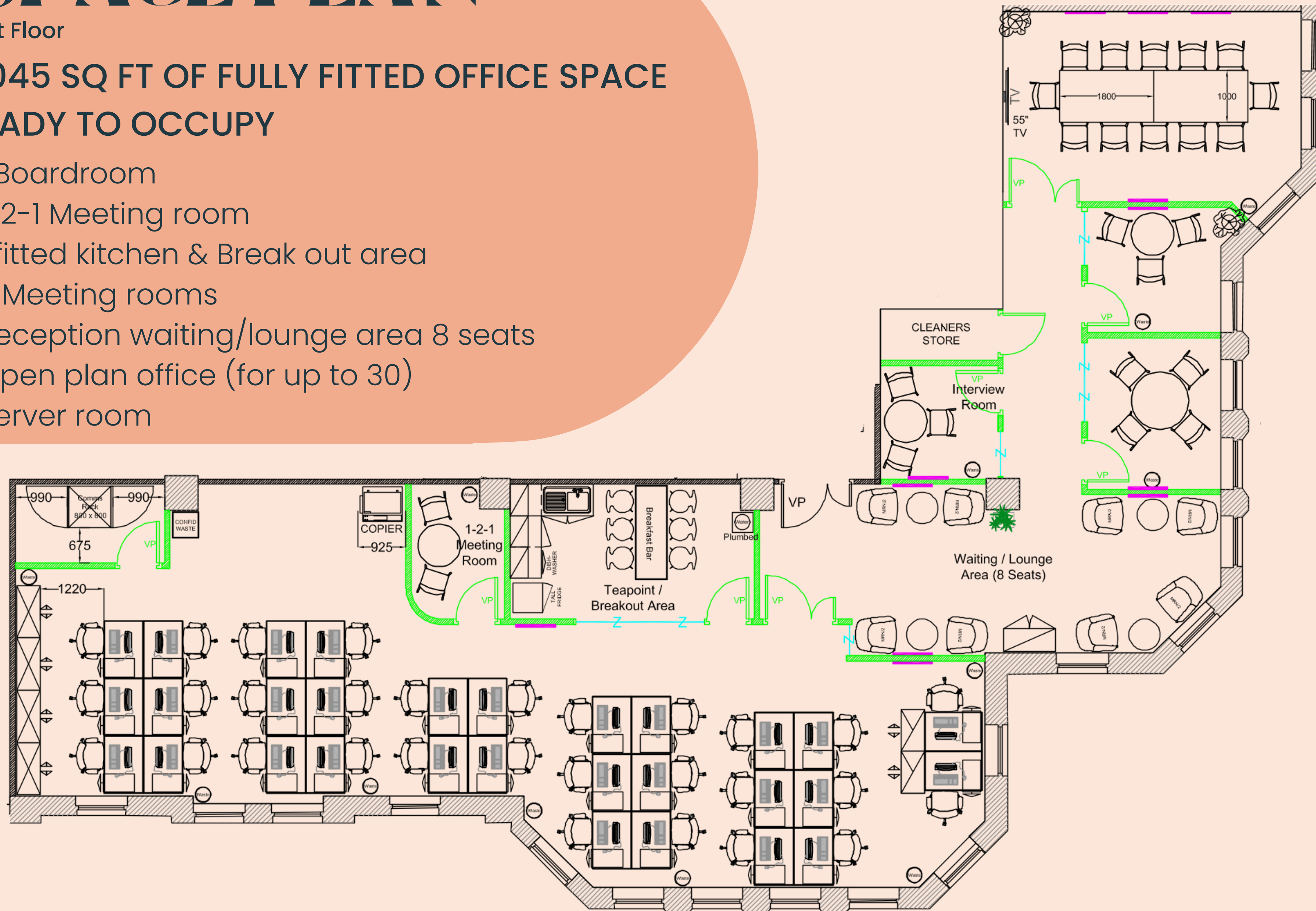


SPACE PLAN

First Floor

2,045 SQ FT OF FULLY FITTED OFFICE SPACE
READY TO OCCUPY

- 1 Boardroom
- 1-2-1 Meeting room
- 1 fitted kitchen & Break out area
- 3 Meeting rooms
- Reception waiting/lounge area 8 seats
- Open plan office (for up to 30)
- Server room





Description

The part 1st Floor at Toronto Square offers high-quality workspace in the heart of Leeds city centre. The suite combines modern design with strong sustainability credentials, featuring an Excellent BREEAM rating and energy-efficient LED lighting. A contemporary reception creates an impressive arrival experience, while full access raised floors support flexible, future-proofed layouts.

Occupiers benefit from excellent on-site amenities, including secure cycle storage, shower facilities, and DDA-compliant passenger lifts, all within one of Leeds' most vibrant business locations.

Terms

The suite is available fully fitted and furnished for immediate occupation, offered on flexible terms via a sub-lease or by assignment of the existing lease, which runs to May 2029.

The passing rent is £57,884 per annum, inclusive of a £2,750 annual car parking allocation. Further details are available on request.

Accommodation

The Part First Floor Suite at Toronto Square comprises a net area of approximately 2,045 sq ft. The suite also benefits from one allocated car parking space

Rateable Value

The Suite has a rateable value of £52,250

Legal Costs

Each party to be responsible for their own legal costs

EPC

Toronto Square has an EPC Rating of B

Viewings / Further information



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