



6 Britannia Street

Leeds, LS1 2DZ

REFURBISHED SELF-CONTAINED & FULLY FITTED OFFICE SPACE - up to 18x desks with dedicated meeting rooms and kitchen facilities

1,100 sq ft
(102.19 sq m)

- Fully fitted workspace with up to 18x desks
- Self-contained with strong branding opportunities
- Fitted boardroom, reception and meeting room space
- LED lighting, central heating & raised access floors
- Dedicated kitchen, WC and shower facilities

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Summary

| | |
|----------------|---------------------|
| Available Size | 1,100 sq ft |
| Rent | £25,000 per annum |
| Rates Payable | £6,861.25 per annum |
| Rateable Value | £13,750 |
| Service Charge | N/A |
| EPC Rating | E (112) |

Description

6 Britannia Street is an attractive self-contained building, comprising 1,100 sq. ft arranged over three floor levels. The building has recently benefitted from a refurbishment to a high standard and is available with the benefit of existing furniture (desks & task chairs).

The ground floor includes a reception area, a boardroom and an additional workspace that could be used as an additional meeting room or space to accommodate a further 6 desks.

The first floor is the principle workspace and provides an open plan space with desking for up to 12x staff. At lower ground level are the refurbished WC's, shower facilities, a kitchen and storage space.

The specification includes LED lighting, carpet flooring, gas central heating and raised access floors.

Location

6 Britannia Street is perfectly situated in Leeds' central business district, next to Wellington Street and within a short walk of Wellington Place, Central Square and Park Square.

A wealth of amenities are on the door-step of the building including If Up North, M&S Food, Cafe Nero, Tribe Fitness and more!

Leeds Train Station is within less than 5 minutes walking distance.

Accommodation

The accommodation comprises the following areas:

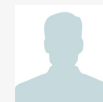
| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Lower Ground | 139 | 12.91 | Available |
| Ground | 460 | 42.74 | Available |
| 1st | 502 | 46.64 | Available |
| Total | 1,101 | 102.29 | |

Terms

The building is available on a sub-lease for a term to be agreed.

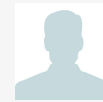


Viewing & Further Information



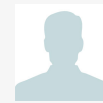
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