



EXTENSIVELY  
REFURBISHED  
AND SUSTAINABLE  
WORKSPACE

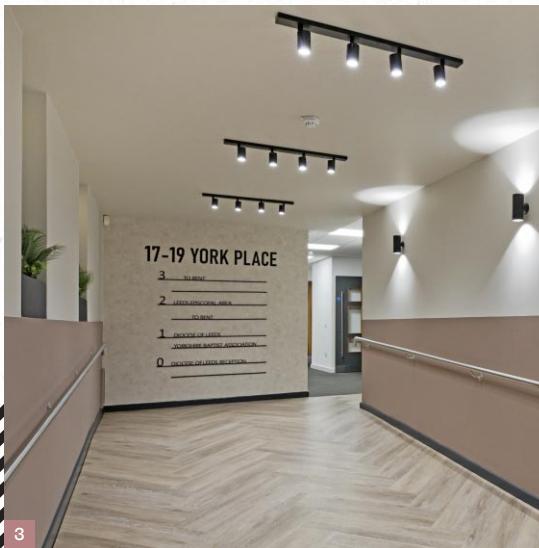
From 3,316 - 8,122 sq ft

# A MODERN AND EFFICIENT WORKSPACE IN THE HEART OF LEEDS' ESTABLISHED OFFICE CORE

Behind its attractive period frontage, 17-19 York Place delivers newly upgraded interiors, enhanced amenities and flexible upper-floor accommodation designed to support contemporary business needs.



- 1 Exterior
- 2 Third Floor Balcony
- 3 Reception
- 4 Second Floor Office



# ACCOMMODATION

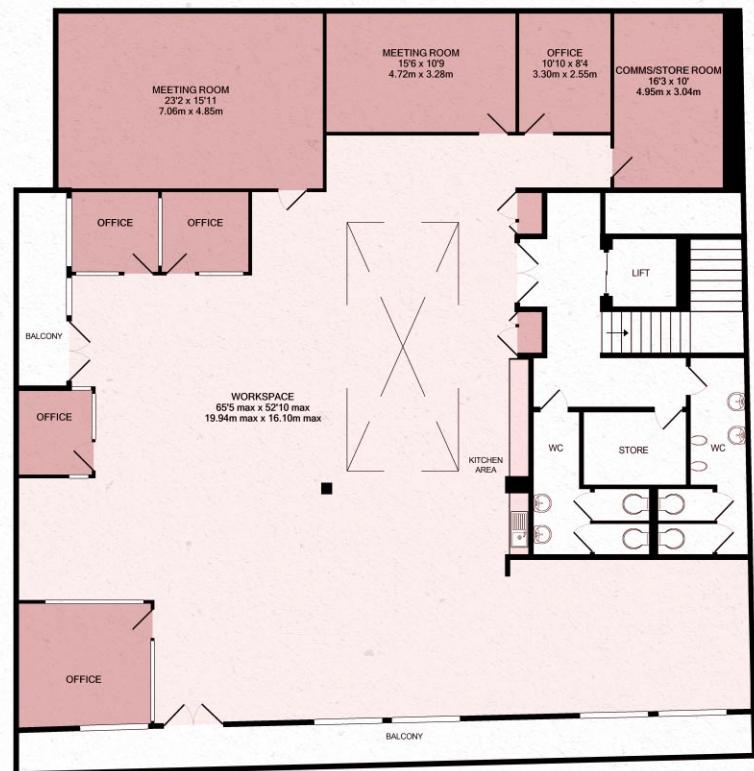
	Sq Ft	Sq M	Parking Spaces	Ratable Value	EPC
<b>Second Floor</b>	4,806	446.49	2	£72,500	A (25)
<b>Third Floor</b>	3,316	308.04	2	£53,500	A (25)
<b>Total</b>	<b>8,122</b>	<b>754.53</b>	<b>4</b>		

1 Third Floor Office

**2ND FLOOR**  
**4,806 SQ FT**



**3RD FLOOR**  
**3,316 SQ FT**

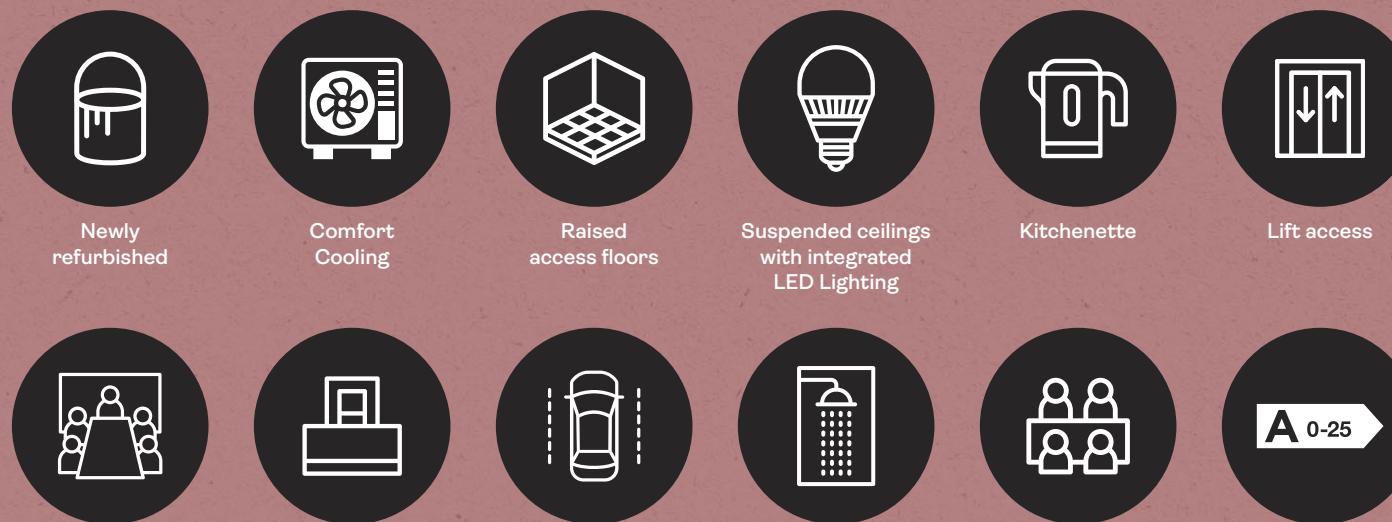


# HIGHLY SPECIFIED WORKSPACES

Internally, the second and third floors are well presented and benefit from the following specification:



- 1 Third Floor Office
- 2 Third Floor Balcony
- 3 Second Floor Office



# LOCATION

The property is located close to the junction of York Place and Britannia Street. York Place runs West to East between Queen Street and King Street and is within the traditional office core of Leeds City Centre.

This prime location combines modern functionality with historic character, making it a prestigious choice for modern business needs.

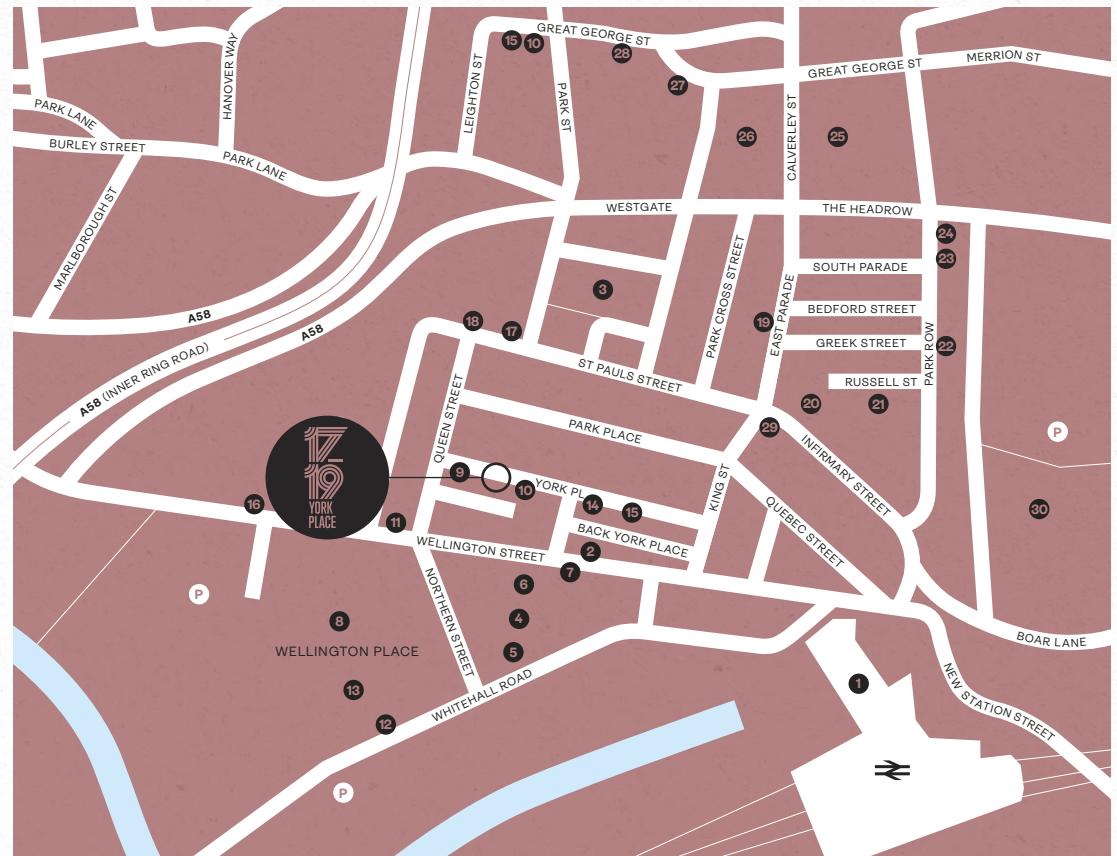
Leeds railway station and a wide range of retail and leisure amenities are within a short walk of the property which lies close to M&S Simply Food, Caffe Nero and the Mercure Hotel as well as many restaurants.

The location provides excellent access to the Leeds loop road, Leeds inner ring road and the M621 leading to the wider motorway network.

Leeds railway station offers direct train services to London (journey time approx. 2 hours 15 mins), Manchester (1 hour), Newcastle (1 hour 20) and York (22 mins).

## LOCAL OCCUPIERS

- 1 Leeds Train Station
- 2 Wolfox
- 3 Park Square
- 4 Toast
- 5 Lazy Lounge
- 6 Tesco Express
- 7 Caffè Nero
- 8 Sociable Folk
- 9 My Thai
- 10 La Taberna
- 11 Editors Draught
- 12 The Place
- 13 Good Luck Club
- 14 Nosh
- 15 Fint
- 16 Starbucks
- 17 La Bottega Milanese
- 18 Bagel Nash
- 19 Six by Nico
- 20 Blackhouse
- 21 La Bottega Milanese
- 22 Riva Blu
- 23 Gaucho
- 24 Caffè Nero
- 25 Leeds Art Gallery
- 26 Leeds Town Hall
- 27 Brød Sandwich Bar
- 28 Union Coffee House
- 29 BOX Leeds
- 30 Trinity Kitchen



# VIEWING

Strictly by prior appointment with  
the sole letting agents:



**Harry Finney**  
harry.finney@fljtd.co.uk

**Bethan Linehan**  
bethan.linehan@fljtd.co.uk

Important notice relating to the misrepresentation act 1967  
and the property misdescription act 1991

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## TENURE

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

## RENT

Price on application.

## VAT

All figures quoted are deemed to be exclusive of VAT which is payable in addition.