



EXTENSIVELY  
REFURBISHED  
AND SUSTAINABLE  
WORKSPACE

From 3,316 - 8,122 sq ft

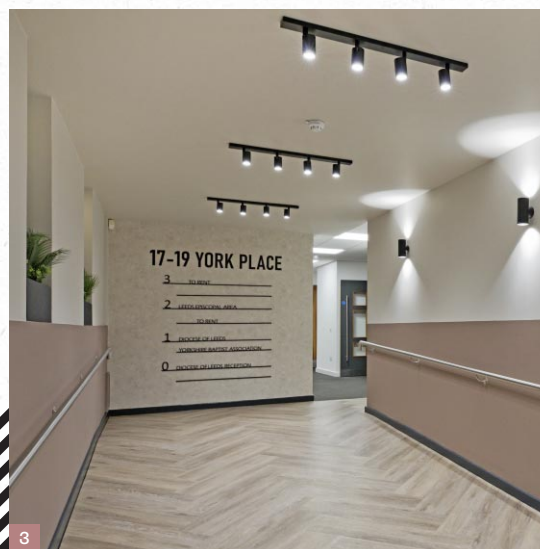


# A MODERN AND EFFICIENT WORKSPACE IN THE HEART OF LEEDS' ESTABLISHED OFFICE CORE

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





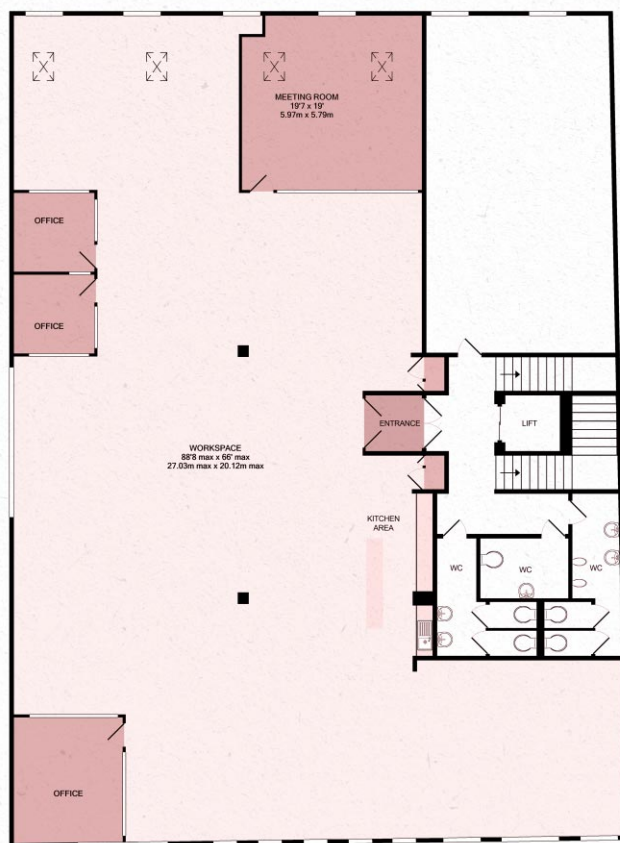
# ACCOMMODATION

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

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

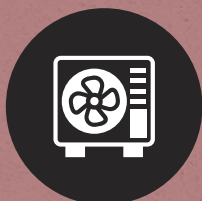
- 1 Third Floor Office
- 2 Third Floor Balcony
- 3 Second Floor Office



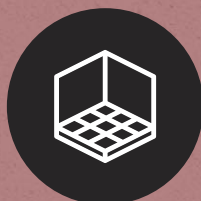
2



Newly  
refurbished



Comfort  
Cooling



Raised  
access floors



Suspended ceilings  
with integrated  
LED Lighting



Kitchenette



Lift access



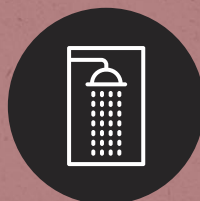
Integrated  
meeting rooms



Private balcony on  
the third floor



On site, secure  
car parking



Cycle store,  
shower & locker  
facilities



Meeting room hire  
facilities at ground  
floor level



EPC A



3



# 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, Caffè 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 Wofox
- 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

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Fox Lloyd Jones on their behalf and for the sellers or lessors of  
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for use and occupation, and other details are given in good faith  
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exclusive of VAT. The date of this publication is December 2025

## 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.