

29KINGSTREET.CO.UK



KING ST

MODERN PROFESSIONAL  
WORKSPACE REIMAGINED  
LEEDS | LS1 2HL

# Space reimagined

Up to **40,000 sq ft of flexible workspace**, complemented by a **communal business lounge** and terrace, with a **distinctive penthouse suite** featuring two private terraces.





## INTRODUCTION

# A clear, confident workplace for the next chapter of professional life



29 King Street has been reimaged from the inside out — a full refurbishment designed to bring clarity, efficiency and calm into the heart of Leeds' professional district.

This complete internal renewal delivers a contemporary, high-quality workspace environment shaped around the needs of today's leading financial, legal and advisory firms.

The result is a building with renewed purpose: a confident Leeds address where modern business can think clearly, work effectively and host clients with credibility.



## INTRODUCTION

A premier Leeds  
address — connected,  
central, and ready  
for business



# Location

4<sup>mins</sup>  
walk  
TRIB3



3<sup>mins</sup>  
walk  
Flight  
Club



4<sup>mins</sup>  
walk  
Giggling  
Squid



3<sup>mins</sup>  
walk  
Park  
Square



KING ST

2<sup>mins</sup>  
walk  
La Bottega  
Milanese



3<sup>mins</sup>  
walk  
Greek  
Street



4<sup>mins</sup>  
walk  
Town  
Hall



5<sup>mins</sup>  
walk  
Gaucho



# Everything professional life requires – within easy reach



The surrounding area offers an extensive range of business-focused amenities — all within a short walk of 29 King Street.

## For business and meetings

A strong mix of high-quality cafés, informal meeting spots and professional dining options sit within 2–5 minutes' walk, including Greek Street, Park Row and Bond Court, offering everything from quick coffees to client-ready lunch venues.

## For wellbeing

A wide choice of gyms, boutique fitness studios and wellness spaces are located within 5–7 minutes' walk, including Nuffield Health, PureGym The Headrow, yoga studios around Albion Place, and walkable active routes across Leeds city core for pre- or post-work routines.

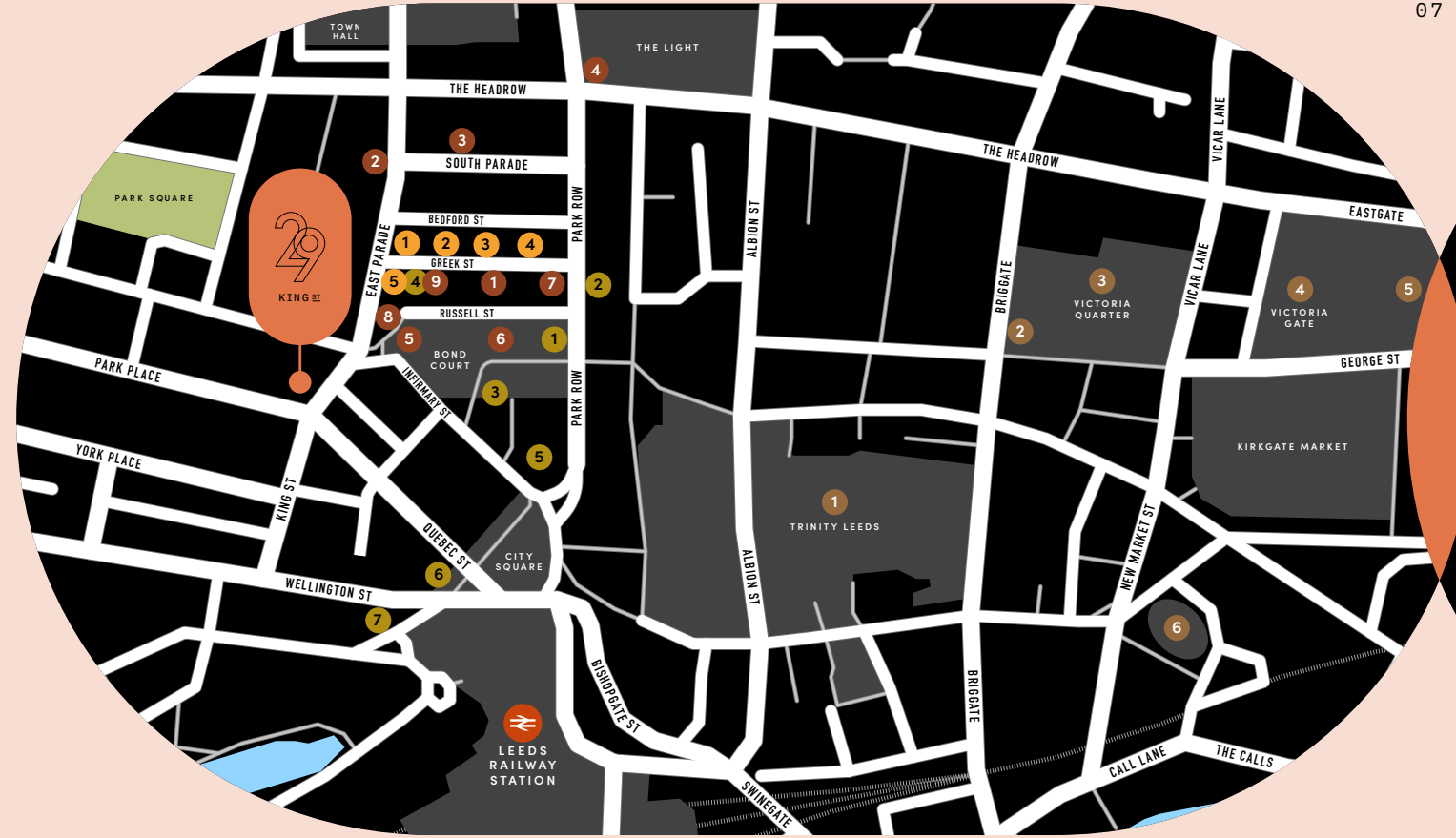
## For clients and visitors

Leading hotels, cultural venues and hospitality are all within 3–8 minutes on foot, including Quebecs Hotel, The Met Hotel, Trinity Leeds, Leeds Art Gallery and the wider Civic Quarter, providing an impressive arrival experience for visitors.

## For convenience

Everyday essentials are immediately accessible, with Trinity Leeds, supermarkets, retail services and Leeds Train Station all within a 5–8 minute walk, ensuring seamless connectivity across the city and beyond.

**The amenity offering supports the full rhythm of corporate and professional life – from early starts and client meetings to lunchtime flexibility and after-work socialising.**



1. Gusto
2. Ibérica
3. San Carlo
4. Browns
5. Blackhouse
6. La Bottega Milanese
7. Indian Tiffin Room
8. Tattu
9. Dakota Hotel



1. All Bar One
2. The Alchemist
3. Neighbourhood
4. The Liquorist
5. Manahatta



1. Trinity Leeds
2. Victoria Quarter
3. Harvey Nichols
4. Victoria Gate
5. John Lewis
6. Corn Exchange



1. HSBC
2. Natwest RBS
3. Knight Frank
4. Gateley
5. Deloitte
6. Channel 4
7. DLA Piper
8. Law Courts

# A neighbourhood trusted by leading legal, financial and advisory firms

- OCCUPIERS

  1. Pinsent Masons
  2. Stewarts Law
  3. Deloitte, Mills & Reeve
  4. Border to Coast Pensions Partnership
  5. Channel 4, Knights
  6. DLA Piper, Grant Thornton, Markel, Barnett Waddingham
  7. Q-Park
  8. W Denis Insurance
  9. PwC, RSM, Freeths
  10. PKF Littlejohn, Rothschild, Michael Page.
  11. Blacks LLP
- AMENITIES

  1. La Bottega Milanese
  2. Trinity Leeds
  3. Banyan Bar & Kitchen
  4. Restaurant, Bar & Grill
  5. Laynes
  6. Green Room
  7. Tattu
- HOTELS

  1. Marriott
  2. Park Plaza
  3. Quebecs Luxury Apartments
  4. The Queens Hotel
  5. The Met
  6. Dakota Hotel





# Connected by location. Defined by professional credibility.



2<sup>mins</sup>  
walk

City Square transport hub – Leeds' primary bus, taxi and city connection point



2<sup>mins</sup>  
walk

Major bus routes on Wellington Street and Park Row



2<sup>mins</sup>  
walk

Walk to dedicated city-centre cycle routes connecting across Leeds



4<sup>mins</sup>  
walk

Leeds Station via the new southern entrance



5<sup>mins</sup>  
drive

M621 (Junctions 3 & 4), linking directly to the M62



20<sup>mins</sup>  
drive

Leeds Bradford Airport, with 100+ destinations across the UK and Europe

# The Building

# A refined architectural expression, renewed for today

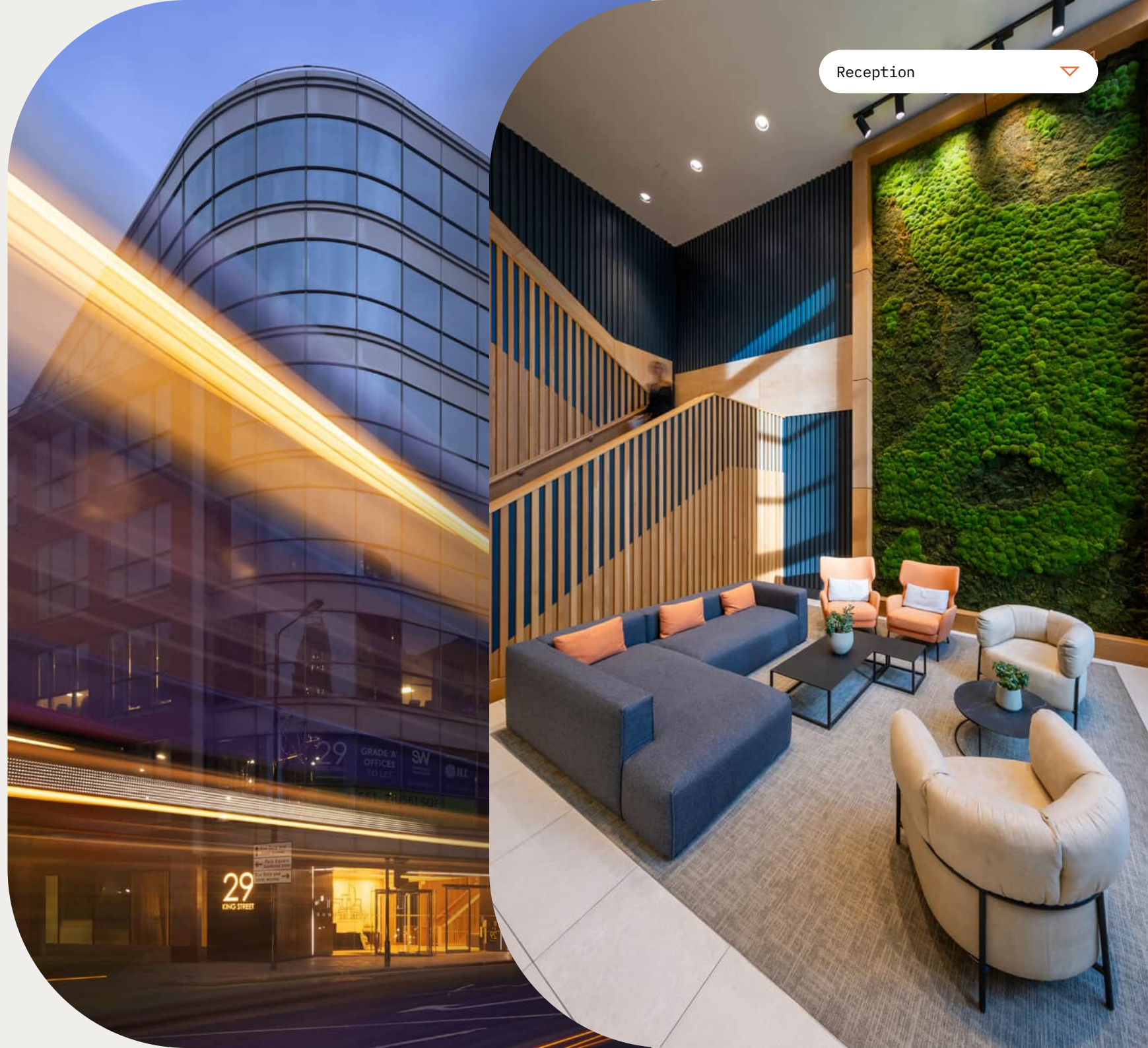


Inside, the building has undergone a comprehensive transformation.

The new interiors introduce a clean architectural language, refined materials and a calm, contemporary palette designed for clarity and focus. Circulation routes feel intuitive and light, creating an environment that feels premium without being overstated.

Externally, subtle enhancements elevate the arrival experience while respecting the building's original structure. The presence on King Street remains strong, but now feels sharper, more welcoming and more aligned with the modern occupier.

29 King Street is not a reinvention – it is a thoughtful, confident evolution.





6th floor terrace



# Flexible, efficient and naturally bright floor plates



The renewed floor plates at 29 King Street offer modern efficiency with the flexibility required by professional and financial occupiers.

Excellent natural light

Balanced proportions for open-plan or private office layouts

Easy sub-division for teams, partners and client-facing zones

Efficient planning for 1:8 density or alternative configurations

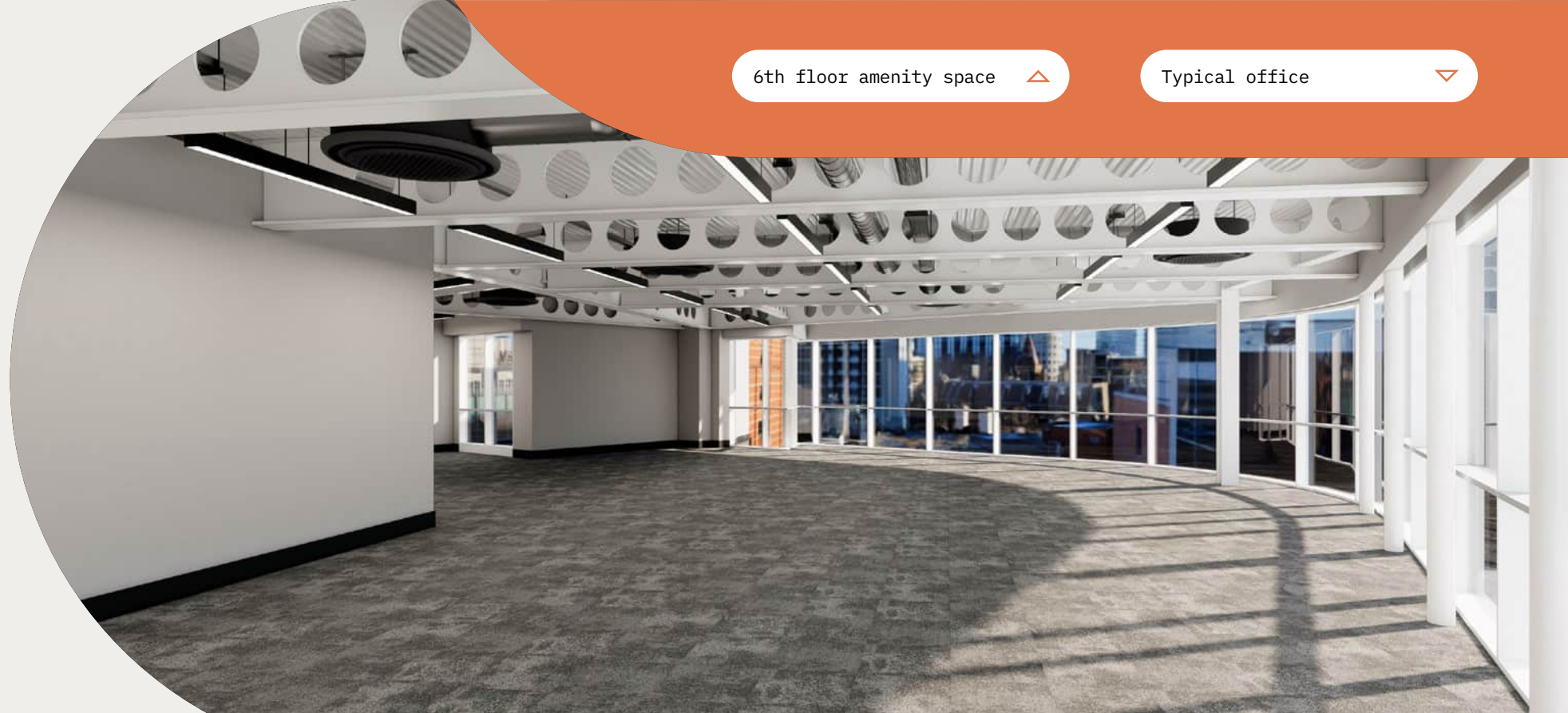
Quiet, focused working environments with a contemporary aesthetic

Whether used for legal suites, financial teams or collaborative project spaces, the building's design supports clarity, control and adaptability.



6th floor amenity space ▲

Typical office ▼



# Designed for better performance, environmentally & operationally



The refurbishment of 29 King Street introduces a more efficient, future-ready approach to workplace design.

Every aspect has been upgraded to support healthier working patterns, lower operational energy use and a more sustainable long-term footprint.



VRF COMFORT COOLING



EFFICIENT BUILDING SERVICES



LED LIGHTING AND INTELLIGENT CONTROLS



WATER EFFICIENCY MEASURES



EXCELLENT NATURAL LIGHT THROUGHOUT



CYCLE, SHOWER & CHANGING FACILITIES



3 X ENERGY EFFICIENT LIFTS



EPC A



OFFICE BASE BUILDING ENERGY  
DESIGN FOR PERFORMANCE



MATERIAL LIFECYCLE CONSIDERATIONS



WASTE REDUCTION



FUTURE-PROOFED BUILDING SYSTEMS

BREEAM®

REFURBISHMENT AND FITOUT - EXCELLENT (TARGETED)

# Professional performance, built in



## Interiors

-  Refurbished, contemporary reception
-  Updated core finishes
-  Refined materials and detailing
-  Clean, modern circulation spaces



## Building Systems

-  High-efficiency heating and cooling
-  Upgraded air distribution and ventilation
-  Intelligent LED lighting and controls
-  Modern lift provision
-  Enhanced metering and systems monitoring



## Wellbeing & Facilities

-  Communal roof terrace
-  Business lounge and break out spaces
-  Secure cycle storage
-  Showers and changing areas
-  Active travel support
-  Improved air quality and lighting environments

# Accommodation

# Professional-grade space across multiple floors

|                                                                                    |  |  |  |  | FLOOR  | USE                                                                      | SIZE<br>(SQ FT) | SIZE<br>(SQ M) | AVAILABILITY      |
|------------------------------------------------------------------------------------|--|--|--|--|--------|--------------------------------------------------------------------------|-----------------|----------------|-------------------|
|  |  |  |  |  | 6th    | Office / 2 x private terraces, Business lounge and communal roof terrace | 3,767           | 350            | Available         |
|                                                                                    |  |  |  |  | 5th    | Office / private terrace                                                 | 7,518           | 698            | Let to Blacks LLP |
|                                                                                    |  |  |  |  | 4th    | Office / private terrace                                                 | 9,527           | 885            | Let to Blacks LLP |
|                                                                                    |  |  |  |  | 3rd    | Office                                                                   | 10,870          | 1,010          | Available         |
|                                                                                    |  |  |  |  | 2nd    | Office                                                                   | 10,836          | 1,007          | Available         |
|                                                                                    |  |  |  |  | 1st    | Office                                                                   | 10,208          | 948            | Available         |
|                                                                                    |  |  |  |  | Ground | Office / private entrance, reception and break-out area                  | 4,645           | 432            | Available         |
|                                                                                    |  |  |  |  | TOTAL  |                                                                          | 57,371          | 5,330          |                   |



ELEVATED WORKPLACE

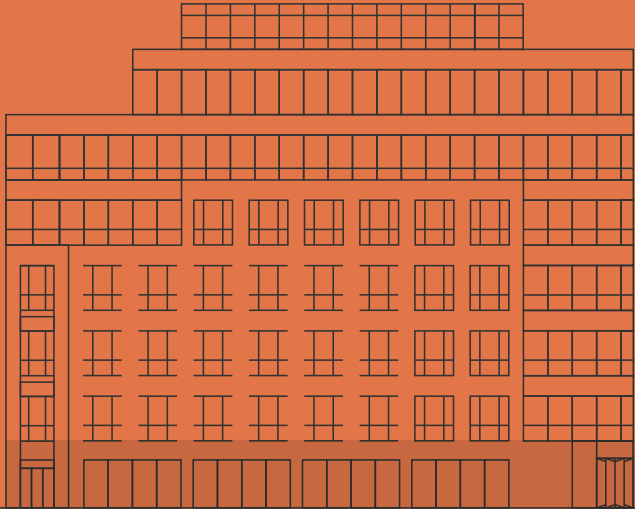
Interconnected  
spaces  
thoughtfully  
designed for  
modern working  
environment



4,645 SQ FT  
432 SQ M

## Key

- Reception
- Break-out area
- Office
- Core area



PARK PLACE



KING STREET

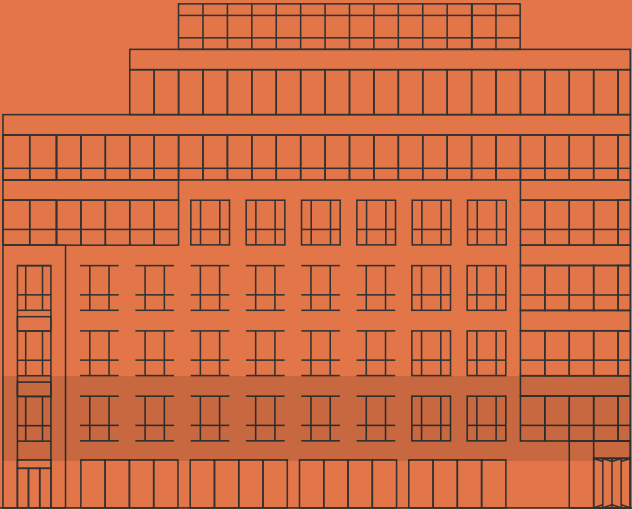


6th floor amenity space ▲

10,208 SQ FT  
948 SQ M

Key

- Office
- Core area

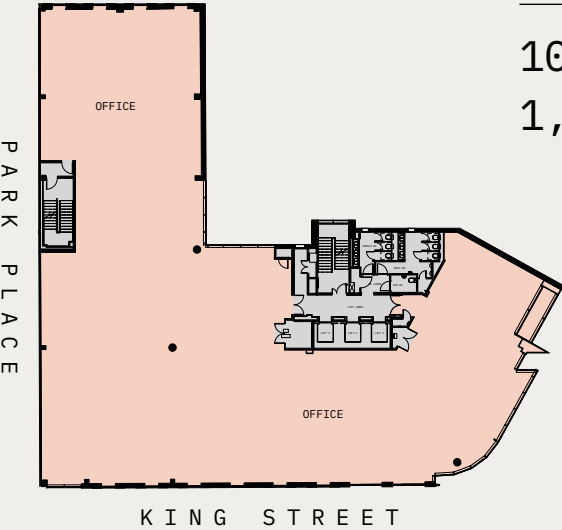


PARK PLACE



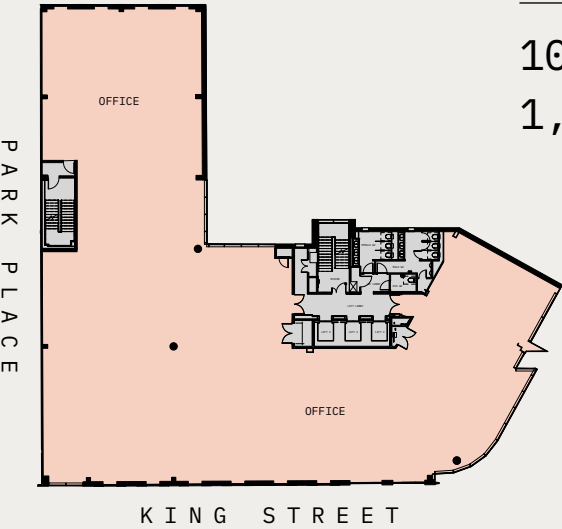
KING STREET

# Second



10,836 SQ FT  
1,007 SQ M

# Third



10,870 SQ FT  
1,010 SQ M

Key  
Office  
Core area

# Third Floor Space Plan



## Open Plan

|                                 |     |
|---------------------------------|-----|
| Desks                           | 98  |
| Lockers (20 @ 5 High)           | 100 |
| Teapoint/Communal Space (Seats) | 54  |
| Informal / Collab Work (Seats)  | 18  |
| Focus Work (Seats)              | 13  |
| Reception & Waiting (Seats)     | 5   |

## Enclosed Spaces

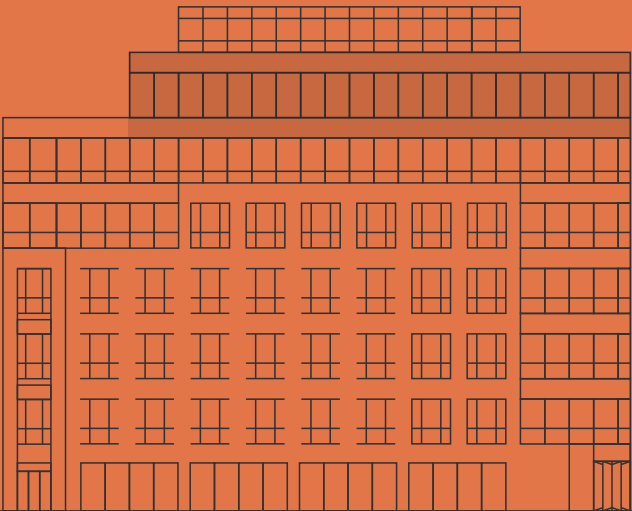
|                   |   |
|-------------------|---|
| 10P Meeting Room  | 1 |
| 8P Meeting Room   | 1 |
| 6P Meeting Room   | 2 |
| 4P Meeting Room   | 1 |
| 3P Meeting Room   | 1 |
| 1-2P Meeting Room | 4 |

3,767 SQ FT

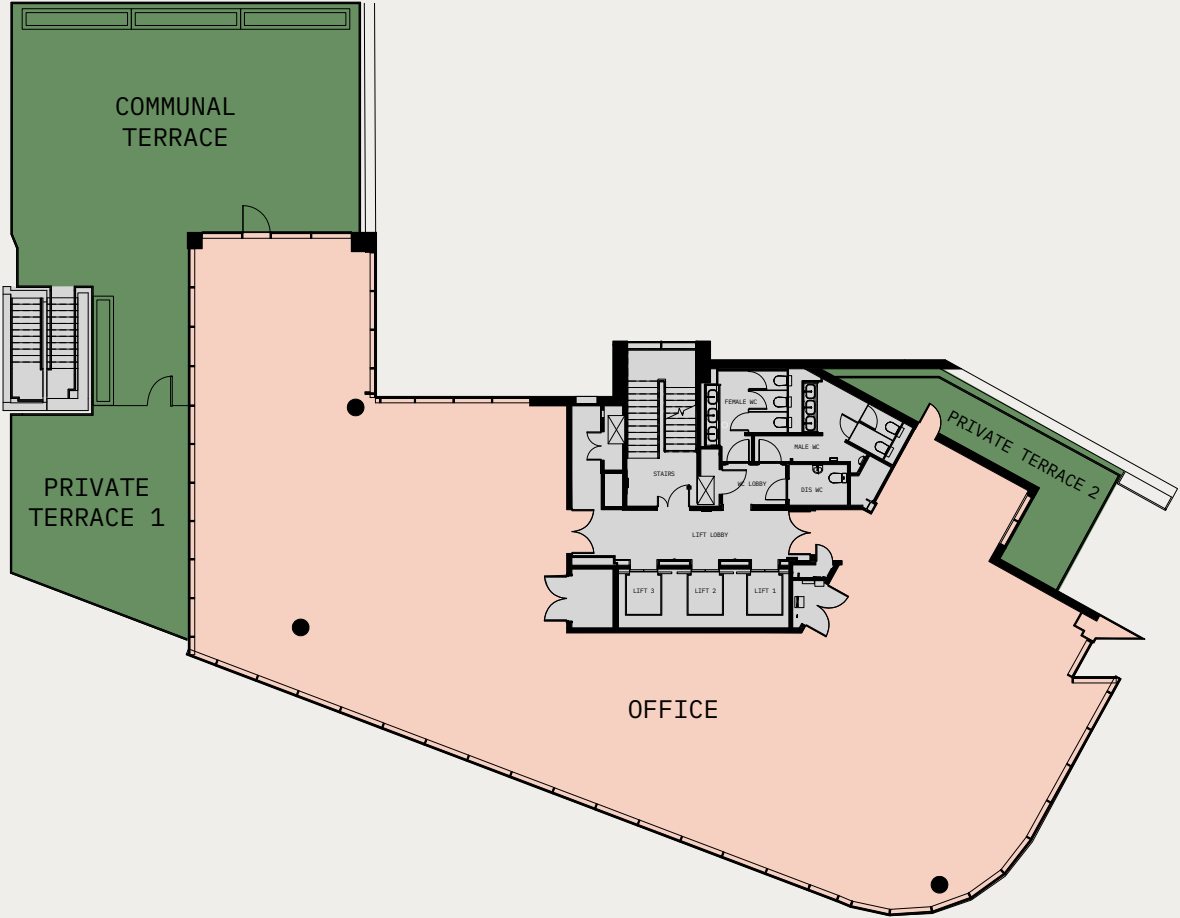
350 SQ M

## Key

- Office
- Core area
- Terrace



PARK PLACE



KING STREET



## Open Plan

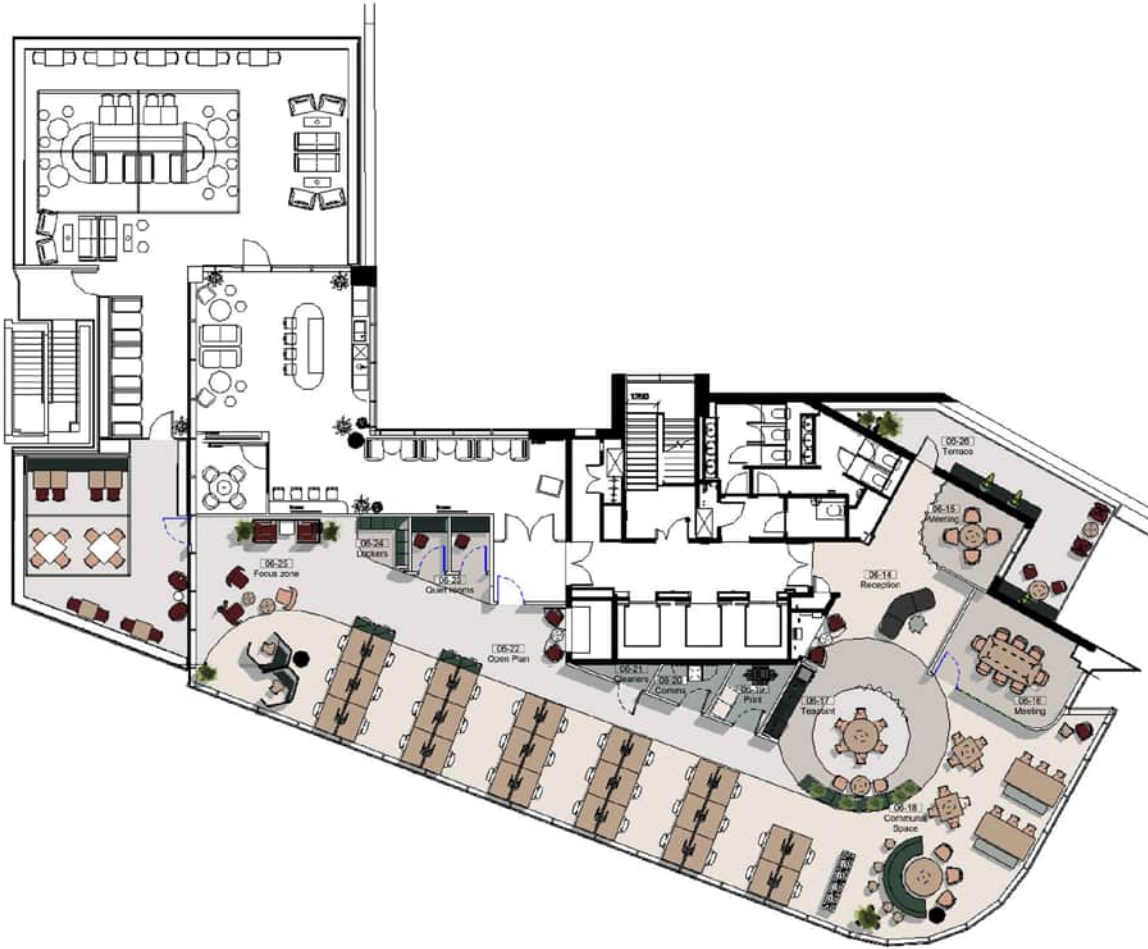
|                                 |    |
|---------------------------------|----|
| Desks                           | 34 |
| Lockers (20 @ 5 High)           | 30 |
| Teapoint/Communal Space (Seats) | 40 |
| Focus Work (Seats)              | 9  |

|                             |   |
|-----------------------------|---|
| Reception & Waiting (Seats) | 2 |
|-----------------------------|---|

## Enclosed Spaces

|                   |   |
|-------------------|---|
| 8P Meeting Room   | 1 |
| 4P Meeting Room   | 1 |
| 1-2P Meeting Room | 2 |

PARK PLACE



ST PAUL'S STREET

KING STREET



Business lounge and terrace layout.

Terrace layout



Business lounge layout

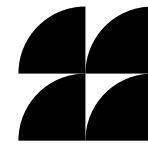




Full internal  
refurbishment



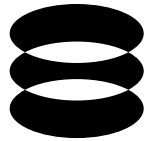
Shell & Core  
finish ready  
for Cat A  
upgrade



Subtle  
external  
enhancements



Premium  
arrival  
experience



Modern,  
efficient  
floor plates

#### HIGHLIGHTS

A modern professional  
workplace, reimagined



Strong  
natural  
light



Enhanced  
wellbeing  
facilities



Prime  
professional  
district  
location



Exceptional  
connectivity



Suitable  
for legal,  
financial  
and advisory  
occupiers

# Enquiries

Richard Dunn

M +44 (0)780 176 7859

T +44 (0)113 221 6137

[richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)

Sam Jamieson

M +44 (0)738 541 1183

T +44 (0)113 235 5223

[sam.jamieson@jll.com](mailto:sam.jamieson@jll.com)



Sanderson Weatherall & JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sanderson Weatherall & JLL has any authority to make any representation of warranty whatsoever in relation to this property. June 2026. **Designed by Fifth House**