

**TO LET**

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ST JOHN'S CENTRE | LS2 8LQ

**110**

ALBION STREET OFFICES

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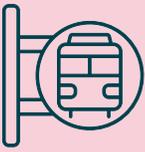
**83,089 SQ. FT. OF AVAILABLE  
OFFICE SPACE**

# A superb location on the City Centre Loop

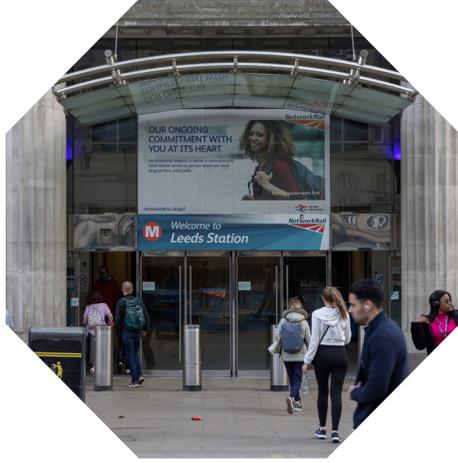
Major national and international players like William Hill, NSPCC and Emovis have based their headquarters here. The address is incredibly accessible, has lots on the doorstep, boasts excellent parking and is run like clockwork by an award-winning team.

Please enquire about leasing your office space today.



**LEEDS STATION**  
Just a 10 minute walk from the newly refurbished Leeds Station and City Gateway




**THE LIGHT**  
has meets, eats, cinema, The Radisson Blu and a gym




Even closer to the **FIRST DIRECT ARENA**

# Step out and **The City** is all around you...



Enjoy major brands in **THE ST JOHN'S CENTRE** in the very same building




**MERRION STREET**  
Merrion Street is next door for bars, restaurants and staff nights out




**THE HEADROW**  
is a major centre for shopping and culture





LEEDS TRAIN STATION

12 MIN WALK

A58

110

INNER RING ROAD (A64M)



# All on your doorstep



- 01 Mustard Wharf
- 02 City Square
- 03 The Queens Hotel
- 04 Park Square
- 05 Six by Nico
- 06 Dakota Hotel
- 07 Iberica
- 08 Leeds Art Gallery
- 09 Trinity Shopping Centre
- 10 Bill's
- 11 Leeds Town Hall
- 12 The Light
- 13 St Johns Offices
- 14 Merrion Centre
- 15 Grand Theatre
- 16 Belgrave Music Hall
- 17 First Direct Arena
- 18 Brew Dog
- 19 Lovell Park

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# Special mentions for team-building and socials



### THE MAVEN

Intimate cocktails earlier become a crazy dance-offs after dark.

### ZAAP THAI

Is this Leeds or Bangkok? An authentic experience and taste.

### NORTH BAR

Truly a pioneer of the Leeds bar room.

### BELGRAVE MUSIC HALL

Music, art, film, food and the goodest of good vibes.

### CAROUSEL

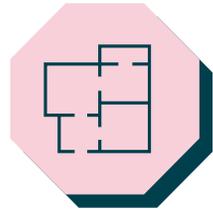
For a new take on cocktails, street food and arcade games.

### VERVE

Unique, independent and rocking Leeds for more than 15 years.

HIGHLIGHTS

# 6 big reasons to choose 110 Albion Street Offices...



## SUPER FLEXIBLE SPACE

The floor plates are filled with natural light and split well for multiple uses.



## A TOP CENTRAL LOCATION

You're right in the heart of transport, entertainment, shopping and socialising with everything available to you.



## PERFECT FOR RECRUITMENT

Close to two major universities, Albion Street Offices is a prime spot to attract fresh talent.



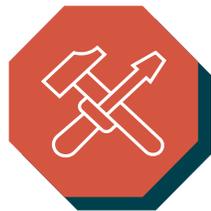
## AWARD-WINNING CENTRE MANAGEMENT

The team at St John's have been honoured two-years running for delivering excellence.



## THERE'S NO BETTER PLACE TO PARK IN LEEDS

There are 278 spaces here by Q Park, just off the Centre Loop. And the car park lifts have been refurbished.



## A POPULAR AND ATTRACTIVE AREA

Nearby theatres, cinemas, shops and bars make Albion Street a hotbed of activity and investment.





110 ALBION STREET OFFICES ST JOHN'S CENTRE | LS2 8LQ



**83,089**  
**SQ FT**  
 OF AVAILABLE  
 OFFICE SPACE

**6**  
**FLOORS**

**GLASS  
 IMPRESSIVE  
 ENTRANCE**

**B**  
**EPC B**

**FLEXIBLE  
 LAYOUTS**

**DISABILITY  
 ACCESS**

**278**  
**Q-PARK  
 SPACES**

**AWARD-  
 WINNING  
 MANAGEMENT**

**SUSPENDED  
 METAL TILE  
 CEILING WITH  
 LG3 LIGHTING**

**LS2  
 STUDENT  
 CENTRE**

**BRILLIANT  
 NATURAL  
 LIGHT**

**METAL  
 RAISED  
 FLOORS**

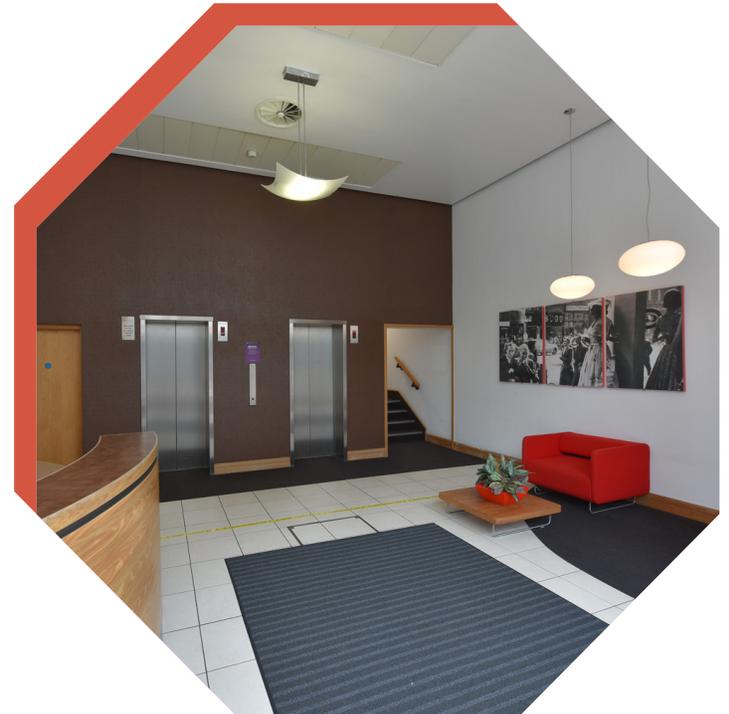
**5X**  
**8-PERSON  
 PASSENGER  
 LIFTS**

**VRF AIR  
 CONDITIONING**

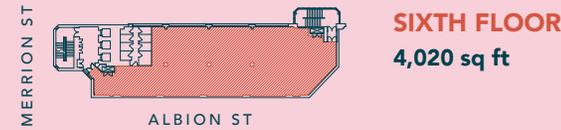
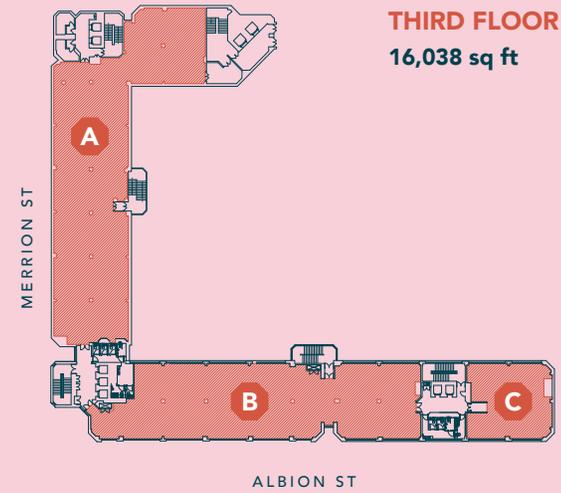
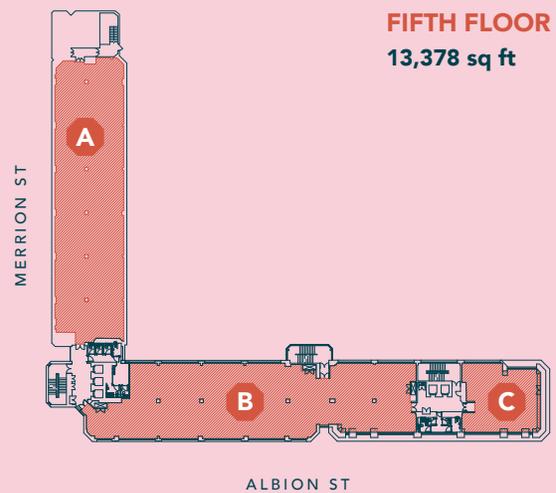
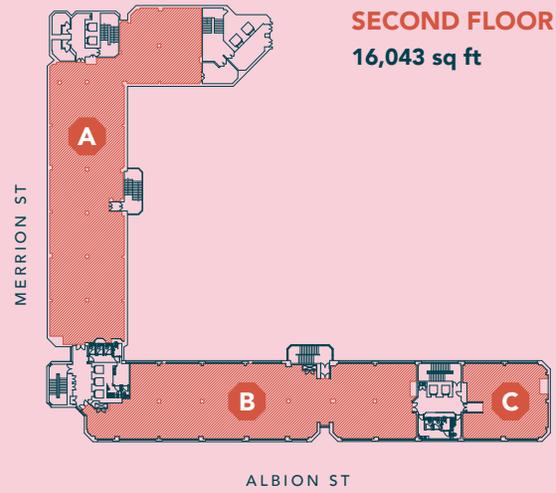
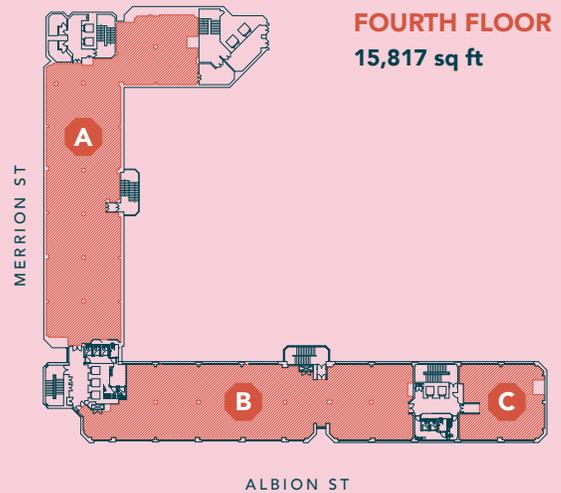
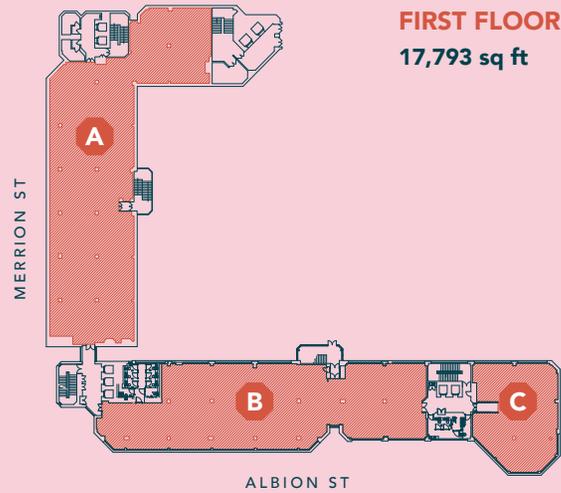
**VARYING  
 CEILING  
 HEIGHTS  
 OF 2.5M -  
 3.0M**

**CAR PARKING  
 SPACES  
 AVAILABLE**

# Super flexible space



# Plenty of natural light and flexibility



AVAILABLE SPACE

FLOOR	SQ FT
<b>FIRST</b>	<b>17,793</b>
A	8,479
B	6,943
C	2,371
<b>SECOND</b>	<b>16,043</b>
A	7,763
B	6,534
C	1,746
<b>THIRD</b>	<b>16,038</b>
A	7,764
B	6,541
C	1,733
<b>FOURTH</b>	<b>15,817</b>
A	7,559
B	6,533
C	1,725
<b>FIFTH</b>	<b>13,378</b>
A	5,570
B	6,369
C	1,439
<b>SIXTH</b>	<b>4,020</b>
<b>TOTAL</b>	<b>83,089</b>

# It makes a big difference to have a top team on-site.



**THE MANAGERS AT THE CENTRE HAVE WON BACK-TO-BACK AWARDS FOR DELIVERING EXCELLENCE. THE SPACE IS WELL-RUN, WELL-KEPT AND IN GOOD HANDS.**

The site team has been honoured with the prestigious award for 'Best Daytime Shopping Centre Security' for the second year in a row.



CENTRE MANAGER, ANDREW STRINGER, SAID:

**“ WE ARE THE BACKBONE. WE WORK DILIGENTLY TO ENSURE THE WELL-BEING OF EVERYONE HERE. WE’RE IMMENSELY PROUD OF OUR HARD WORK AND DEDICATION, AND IT’S A GREAT HONOUR TO RECEIVE THIS RECOGNITION FOR THE SECOND CONSECUTIVE YEAR. ”**

# Leeds keeps

# down names



### SKY

Leeds is the media company's base for UX, development, web and apps. The employer keeps post-grads and creatives happy in the city.



### CHANNEL 4 HQ

Its base has moved from London to Leeds and this has brought a flood of recent creativity, opportunity and investment.



### LLOYD BANKING GROUP HQ

Their big glass offices on City Square contribute to Leeds as a major financial hub bringing prosperity and investors flocking.



### DLA PIPER

The global law firm recommitted to Leeds in 2023 when they took a block of floors in the newly built City Square House for the next decade.



### JET2

Their dedicated Head Office teams are based in the South Bank area of Leeds City Centre.



### ARLA FOODS

The fourth largest dairy company in the world.

# up all the UK charts

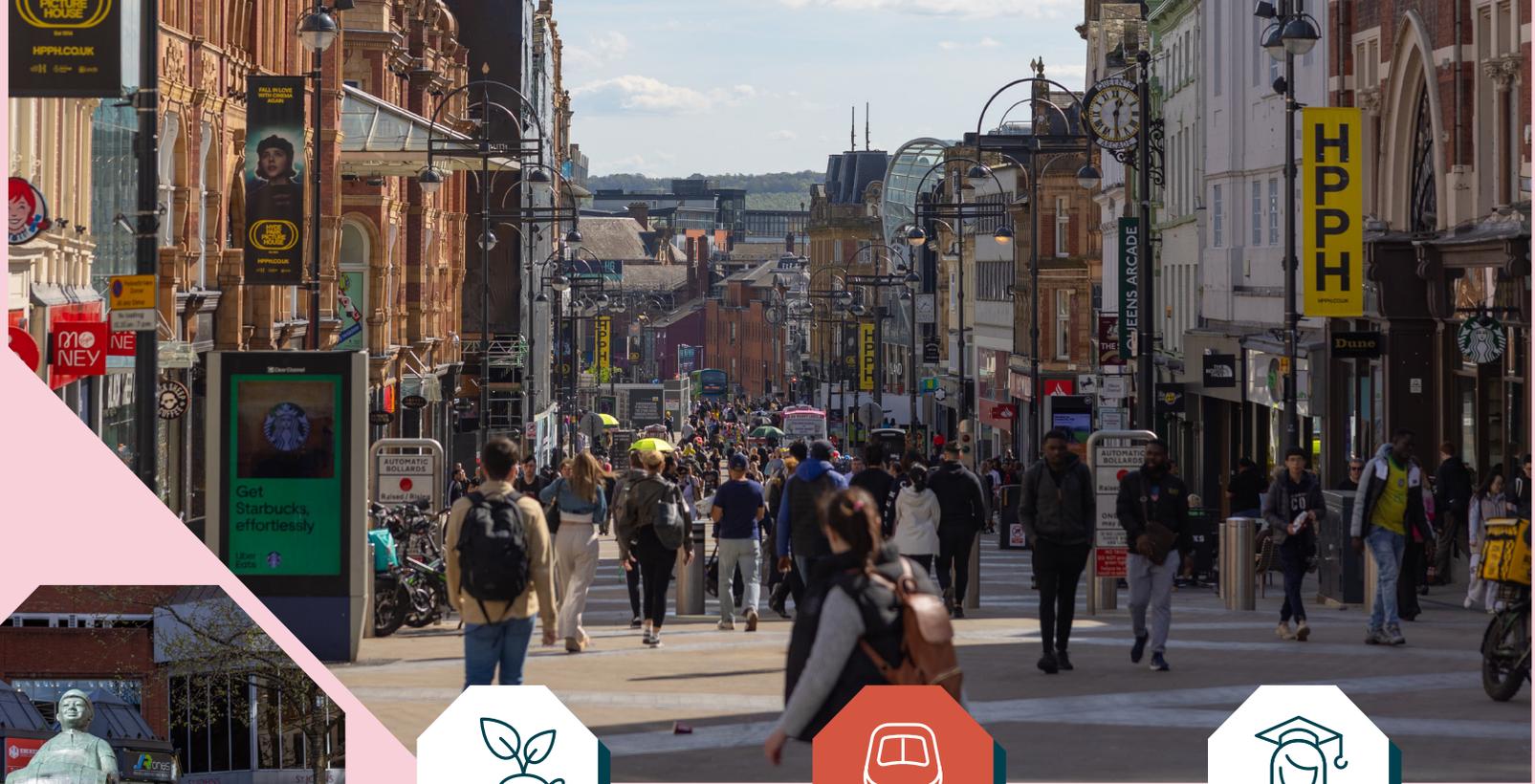
FOR JOBS, YOUTH AND PRODUCTIVITY IT'S THE UK'S GO-TO CITY



# Leeds continues to boom, boom, boom and boom



IT'S A MAJOR PLAYER IN THE UK ECONOMY AND THE PERFECT CITY TO INNOVATE, GROW AND THRIVE. THERE'S SO MUCH POSITIVE NEWS COMING OUT OF LEEDS. BE A PART OF THE BOOM.



### NEW CITY GATEWAY

The whole city centre station area has had a whopping green revamp to welcome people to the city.



### 2 NEW RAIL STATIONS

Massive investments have already been made into the new White Rose and Thorpe Park stations.



### MORE UNDER 20'S

Than any other area of the North. It's a major university city and packed with creativity and life.



### £1.5 BILLION

Is set to be added to the Leeds economy by 2026.



### 7 MILLION

That's how many people are within a 60-minute drive.



### £500 MILLION

This is the level of bank-breaking investments that have been made into Leeds City Centre South of the River Aire.

# Terms & Further Information



Knight Frank and wsb act as your friendly leasing consultants and are available to discuss our flexible approach to leasing solutions. We look forward to your enquiry.

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## ALBION STREET OFFICES

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