
21
QUEEN ST
LEEDS LS1
STUNNING
GRADE A
OFFICES
1,166 sq ft to 3,779 sq ft
Available Now
www.21queenstreet.co.uk
start



21 QUEEN ST
LEEDS LS1

A NEW CHAPTER IN QUALITY

21 Queen Street is a striking and modern building that captures the essence of Leeds. The building provides efficient and flexible working space allowing occupiers to change floor layouts and install the latest technology to adapt to changing working needs. The inclusion of full height glass gives a sense of space and light, presenting a new chapter in quality.

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SUSTAINABILITY

21 Queen Street has been designed to minimise the impact on the environment. The new plant and machinery includes the following, reducing both the building's carbon footprint and service charge:

- PV (Photovoltaic) cells to roof
- PIR sensors (light and presence detection to minimise energy usage)
- VRF (Variable Refrigerant Flow) heat recovery cooling system
- BREEAM Certificate – very good
- EPC – Grade B – 42
- 2 electric car charging points

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A PRESTIGIOUS ADDRESS WITH EXCELLENT GRADE A SPECIFICATION

GRADE A SPECIFICATION

- Full height glazing including argon-filled panes to reduce solar gain
- Raised access floors
- LG7/LED lighting
- Metal suspended ceiling
- VRF air conditioning
- 2 x 13 person lifts
- Shower, changing and locker facilities
- Full access control including intruder detection system
- CCTV - internal and external including recording and remote access
- 'Secure by Design' Accreditation (West Yorkshire Police approved scheme)
- Secure, covered bicycle parking
- 16 secure car parking spaces
- Motorcycle parking

SCHEDULE OF ACCOMMODATION

Floor	Net Floor Area Available
Ground Floor A	ERE Property Group
Ground Floor B Alternate Split:	**3,779 sq ft** (351 sq m) **Unit B1:** 1,166 sq ft (108.32 sq m) / **Unit B2:** 2,566 sq ft (238.39 sq m)
First Floor	NIHR CRN Co-ordinating Centre Reception
Second Floor	NIHR CRN Co-ordinating Centre
Third Floor	The Leeds Teaching Hospital NHS Trust
Fourth Floor	Research Bods
Fifth Floor	AXA
Total available	**3,779 sq ft** (351 sq m)

The accommodation is flexible and capable of sub-division to provide Grade A suites from 1,166 sq ft upwards

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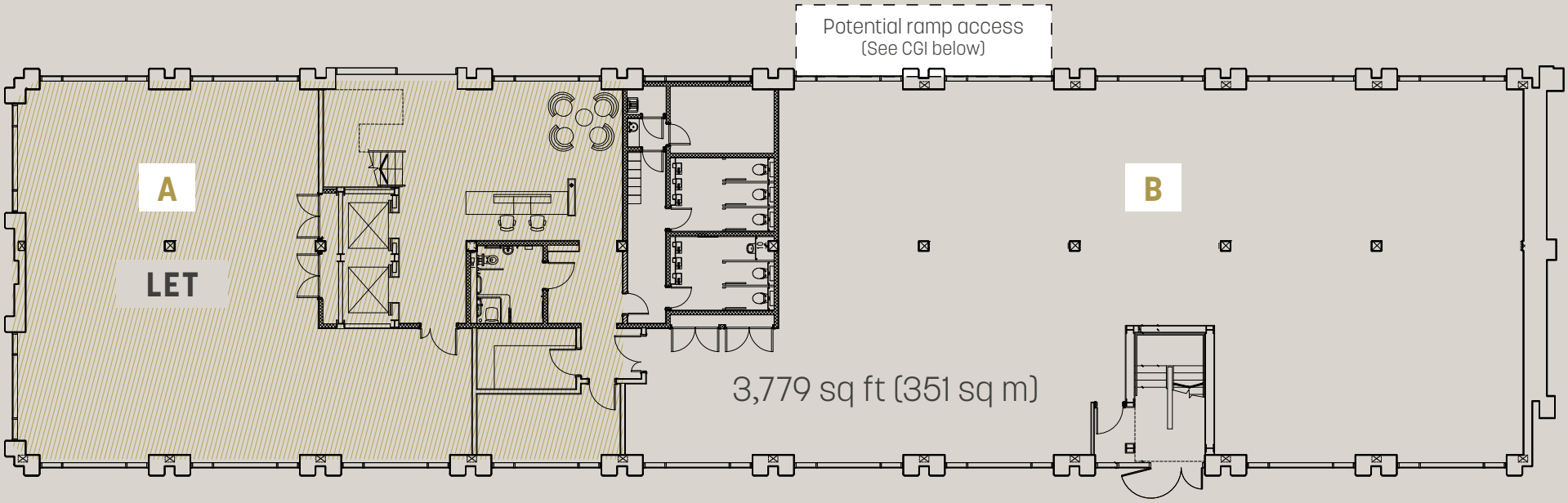
"A FANTASTIC MODERN OFFICE SPACE IN A PERFECT CITY CENTRE LOCATION. THE TEAM AT QUEEN STREET ARE ALWAYS HAPPY TO HELP AND VERY WELCOMING".

– Rachael Wainwright, NIHR

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FLOOR PLANS

The total floor area is 37,200 sq ft (3,456 sq m)



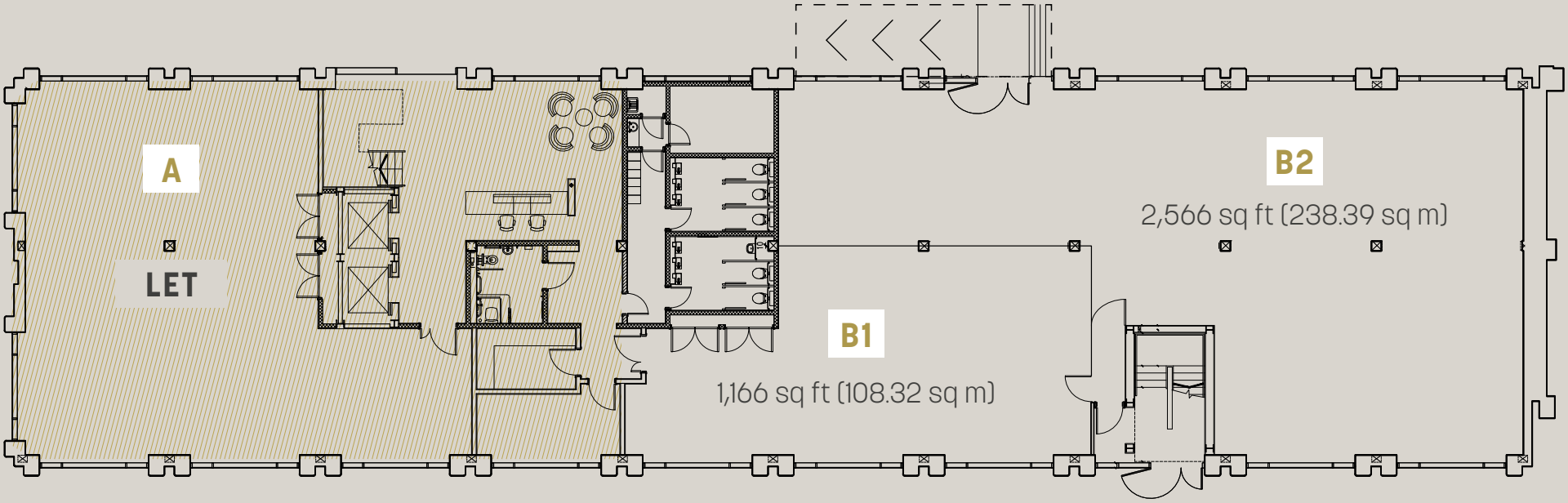


Net Floor Area 5,533 sq ft (514 sq m)

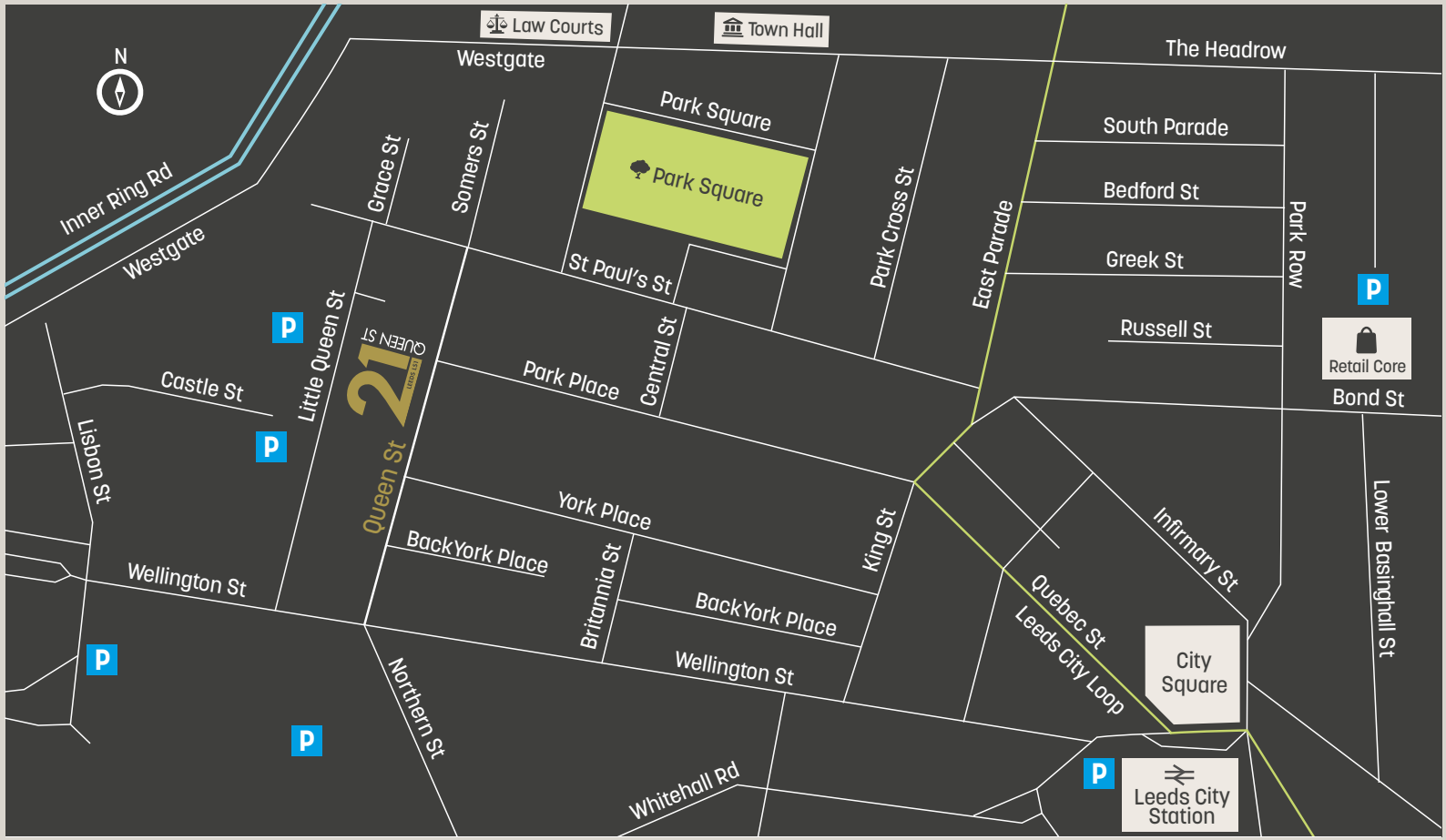
ALTERNATE SPLIT >

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Alternate Split



Net Floor Area 5,533 sq ft (514 sq m)



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LEEDS LS1

SAT NAV
LS1 2TW

21 QUEEN STREET SITS AT THE HEAD OF PARK PLACE IN LEEDS' CBD WITH COMMANDING VIEWS EAST TOWARDS CITY SQUARE.



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KEY OCCUPIERS

1 AXA
2 Weightmans Solicitors
3 Nuffield Hospital
4 DAC Beachcroft
5 Burberry
6 Clarion Solicitors
7 HMRC
8 Bank Of England
9 Squire Patton Boggs/ Sky Bet
10 Willis Towers Watson
11 Ward Hadaway
12 PWC/ RSM/ BDO/ Sky
13 Walker Morris Solicitors
14 Zurich
15 Gateleys
16 Deloitte
17 Addleshaw Goddard
18 KPMG
19 Eversheds/ DWF/ Ernst & Young
20 DWP

AMENITIES

A Pay and Display Parking
B Bagel Nash
C Pizza Express
D Phillpotts
E Tesco Metro & Starbucks
F The Light Leisure Scheme
G Victoria Gate
H Trinity Leeds
I M&S/ Caffè Nero
J Premier Inn
K Good Luck Club
L Sociable Folk
M Editor's Draught pub
N Starbucks/ Centre Filling Sandwiches/ Gym

LANDMARKS

Leeds train station entrance
Leeds Dock
Royal Armouries
Leeds Law Courts
Park Square
Leeds Town Hall
Millennium Square
Leeds Arena
Retail Quarter
Leeds General Infirmary

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DEVELOPERS

FORMAL INVESTMENTS

Formal Investments Ltd is a private property company with a long history of real estate investment and development. The company has interests nationwide and is renowned for the high standards it applies to all development and refurbishment projects. 21 Queen Street Leeds, is Formal Investments' first office development in Yorkshire and delivers on the company's strategy of acquiring well positioned assets in key locations and developing them to a high specification.

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