



Basilica

2 King Charles Street, Leeds, LS1 6LS

TO LET - CENTRALLY LOCATED 12th FLOOR PENTHOUSE OFFICE SUITE

960 sq ft
(89.19 sq m)

- 12th floor penthouse suite offering exceptional views across the city
- Grade A specification
- Located in the heart of the city, with an excellent amenity provision
- Shared meeting room facility
- Outdoor 12th floor terrace
- On-site car parking
- Floor to ceiling glazing

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Summary

Available Size	960 sq ft
Rent	£20 per sq ft
Business Rates	Upon Enquiry
Service Charge	£4.57 per sq ft
Car Parking	£2,500 per space / annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The Basilica is a mixed-use landmark building offering mainly residential accommodation, with high quality office accommodation on the 11th and 12th floors. The building features a contemporary reception area, two 13-person passenger lifts, secure basement car parking and an on-site commissioner.

The available 12th-floor penthouse suite provides high-quality specification throughout, including air conditioning, shared meeting and kitchen facilities, suspended ceilings with LED lighting, floor to ceiling glazing and raised floors. Notably, the 12th floor also benefits from a private outdoor terrace for the exclusive use of occupiers.

Location

The 12th Floor Penthouse at The Basilica occupies a prime city centre position on King Charles Street, in the heart of Leeds' central business district. This highly sought-after location lies within immediate proximity of the city's principal commercial, retail and leisure amenities, including Trinity Leeds, Victoria Gate, and a wide array of restaurants, cafés and hotels.

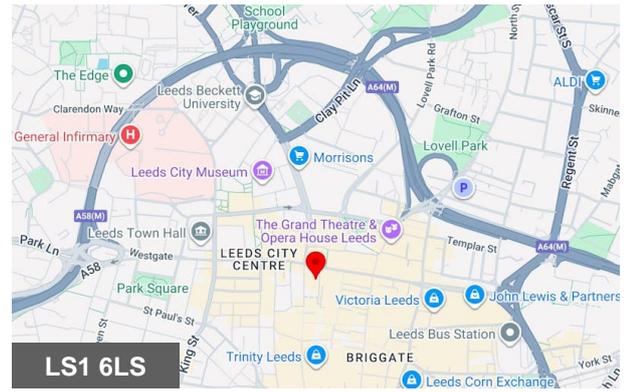
The property benefits from excellent transport connectivity, with Leeds Railway Station less than a 10-minute walk away, providing frequent mainline services to London, Manchester and across the North of England. The Inner Ring Road is easily accessible, offering swift connections to the M621, M1 and wider regional motorway network.

King Charles Street sits within one of Leeds' most established professional quarters, surrounded by major office occupiers, financial institutions and legal firms, making it an ideal location for businesses seeking a prestigious city presence. Positioned at penthouse level, the property enjoys elevated views across the Leeds skyline, reinforcing its status as a distinctive and premium commercial offering.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
12th - Suite 1	960	89.19	Available
Total	960	89.19	



Viewing & Further Information



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