



84 Albion Street - Traditional Workspace

Leeds, LS1 6AG

84 ALBION STREET, LEEDS - TRADITIONAL WORKSPACE

355 to 17,210 sq ft
(32.98 to 1,598.86 sq m)

- Newly fitted kitchen
- Suspended ceilings
- LED lighting
- Open plan and column free floorplates
- Air conditioning
- Dedicated W/C facilities
- Showers and changing facilities

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Summary

Available Size	355 to 17,210 sq ft
Rent	£18.50 per sq ft
Rates Payable	£7.49 per sq ft
Service Charge	£5.86 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Location

84 Albion Street stands as a prominent landmark office building, strategically positioned at the bustling heart of Leeds city centre. This vibrant and busy pedestrian thoroughfare enjoys the advantage of excellent public transport connections, with multiple bus stops and Leeds City Station just a short walk away.

The property’s strategic positioning offers close proximity to a wealth of enticing dining options, lively bars, and diverse retail stores, including the vast Trinity Leeds shopping centre.

Description

84 Albion Street stands as a prominent landmark office building, strategically positioned at the bustling heart of Leeds’ city centre.

This exceptional office development boasts an impressive 22,283 sq ft of workspace, thoughtfully distributed across 6 floors, including fully fitted suites gracing the first floor.

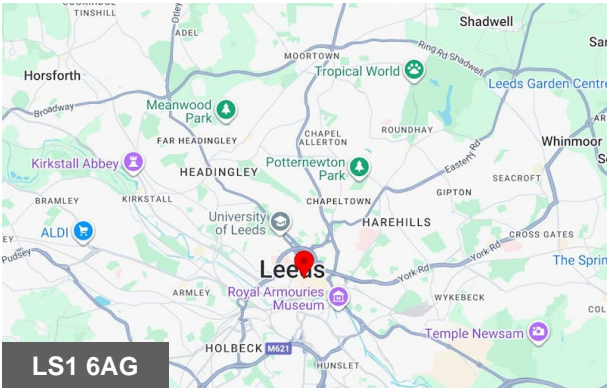
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	3,442	319.77	Available
3rd	3,442	319.77	Available
4th	3,442	319.77	Available
5th	3,442	319.77	Available
6th	3,442	319.77	Available
Total	17,210	1,598.85	

Terms

Each suite is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



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