



## 4 Queen Street

Leeds, LS1 2TW

### **TO LET - WELL LOCATED, REFURBISHED OFFICE SPACE**

**480 sq ft**  
(44.59 sq m)

- Recently refurbished suite
- Prime city centre location
- Plethora of nearby amenities
- Cost effective



# 4 Queen Street, Leeds, LS1 2TW

## Summary

Available Size	480 sq ft
Rent	£6,500 per annum
Business Rates	Subject to satisfying the usual criteria an occupier may be able to benefit from FULL Small Business Rates Relief. Please contact the sole letting agents for further information.
Service Charge	£7 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

4 Queen Street is superbly positioned in the heart of Leeds city centre, nestled within the West End / Commercial Business District. The property sits just a few minutes' walk from Leeds Railway Station, offering excellent access by rail. It benefits from immediate proximity to a wide range of amenities: Wellington Place with its selection of cafés, restaurants, shops including Café Nero and Sainsbury's, plus office and leisure uses nearby.

Transport links are particularly strong. Major bus routes run along Wellington Street and nearby thoroughfares. For drivers, the inner ring-road system is easily accessible and there are several off-street car parks in the vicinity. on-street parking is available on Queen Street and adjoining streets such as York Place, Park Place and St Paul's Street.

## Description

4 Queen Street is a striking period Georgian-style traditional brick-built office building, offering a unique blend of period character and modern functionality in the heart of Leeds city centre. Forming part of an elegant early 19th-century terrace, the building is arranged over basement, three upper floors and attic level, providing versatile accommodation suitable for a variety of business uses.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	480	44.59	Available
Total	480	44.59	

## Viewings

To arrange a viewing, please contact the sole letting agent.

## Terms

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



## Viewing & Further Information



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