



## Cross York Street Studios

Leeds, LS2 7BN

### MODERN LEEDS CITY CENTRE OFFICE WORKSPACE IN CHARACTER BUILDING

705 to 1,410 sq ft  
(65.50 to 130.99 sq m)

- Contemporary Working Environment
- Original Edwardian Building Features
- Fitted Kitchen & Shower Facilities
- Central Communal Courtyard with Seating
- Bike Storage Facilities
- Neighbouring Occupiers include Cartwright Pickard, Chapter 81 & Ponderosa

# Cross York Street Studios, Leeds, LS2 7BN

## Summary

<b>Available Size</b>	705 to 1,410 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Business Rates</b>	Prospective tenants are advised to confirm any rating liability directly with the Local Authority. Small Business rates relief may be available.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Property graded as D-D (79-84)

## Location

Cross York Street Studios is situated in one of the city's most vibrant and diverse areas, surrounded by a variety of independent restaurants, coffee shops and bars, which enhance a thriving work environment.

- Kirkgate Road (which sits perpendicular to Cross York Street) includes independent operators such as Doghouse Cafe, Wapentake restaurant & bar, Jamrock, Blue Collar, and Konzept Studios.
- With the retail heart of Leeds only a short walk away you can also look forward to everything that Victoria Gate, Trinity and Kirkgate Market have to offer.
- This enviable location has excellent public transport links, with the train station a short walk away and the bus station just over the road.
- The M1 and M621 are only a 5-minute drive away and there is access to the inner ring road.
- 2 large multi-storey car parks within 100m of the building.

## Description

Cross York Street Studios offer unique and striking office space that combines the character of the property's history with the best of modern office design and technology while maintaining its existing structure and original period features.

These flexible work spaces clustered around a communal central courtyard have been thoughtfully designed for businesses searching for an urban workspace situated amongst thriving leisure venues.

Studio 5 & 6 both benefit from private meeting rooms and fully fitted kitchen facilities, whilst Studio 5 benefits from a self contained access.

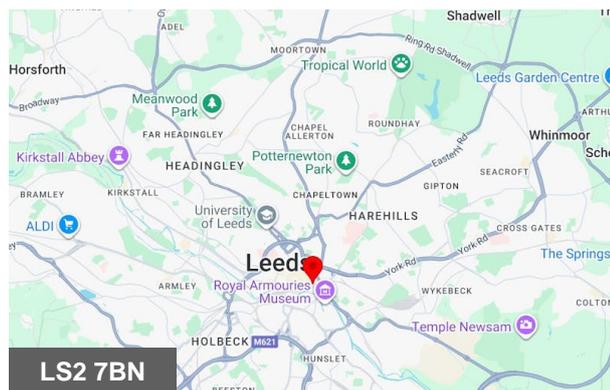
## Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - Studio 5	705	65.50	Available
Unit - Studio 6	705	65.50	Available
<b>Total</b>	<b>1,410</b>	<b>131</b>	

## Terms

Available by way of a new effective full repairing and insuring lease on terms to be agreed.



## Viewing & Further Information



**James Jackson**

07920 812275

[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)



**Tom Newstead**

07538680333

[tomnewstead@cartertowler.co.uk](mailto:tomnewstead@cartertowler.co.uk)



**Clem McDowell**

07432 013246

[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)