

TO LET

up to 3,432 sq.ft
prime flexible office space
in the heart of Leeds.

**ONE
TWO
THREE**
ALBION STREET



A development by



Town Centre Securities PLC

A **rare opportunity** to bring your business to **central Leeds**.

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The buildings design and position contributes to the enhancement and wellness of employees and provides a positive work environment

The property is situated on the south west side of the junction of Albion Street and Great George Street within easy reach of the train station.

Albion Street is located in Leeds city centre which offers the UK's largest centre for business, legal, and financial services outside of London. It is known for its rich history, culture, and diverse communities.

The immediate local area is characterised by a mix of office, shopping, leisure and civic accommodation as well as access to Leeds General Infirmary and the various Universities and subsequent student accommodation.



1, 2, 3 for...**first class** on-site facilities.



On-Site
Building Manager



DDA
Compliant



Secure
Underground Parking



24 Hour
CCTV



Two large
passenger lifts



Electric Vehicle
Charging



Secure
access control



EPC
Rating B



Complementary
drinks machine



LED Lighting System
with PIR detectors



VRF Cooling
& Heating System



On-Site
Showers



Prime
Location



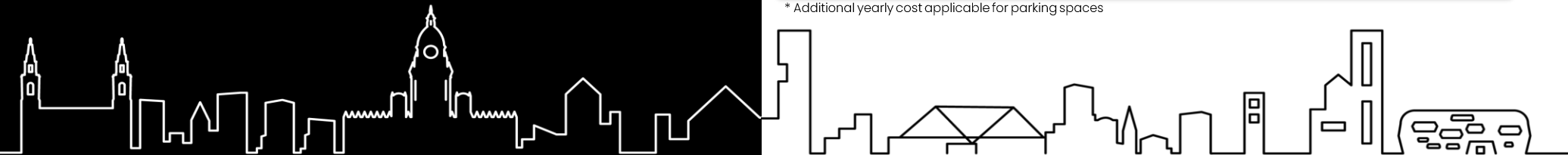
Cycle
Facilities



Exposed
Services



* Additional yearly cost applicable for parking spaces



A place
to make your own.

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Overlooking the
city's 'civic quarter'.

With separate access,
this area offers the
perfect opportunity for
private meeting rooms
or staff wellbeing areas.

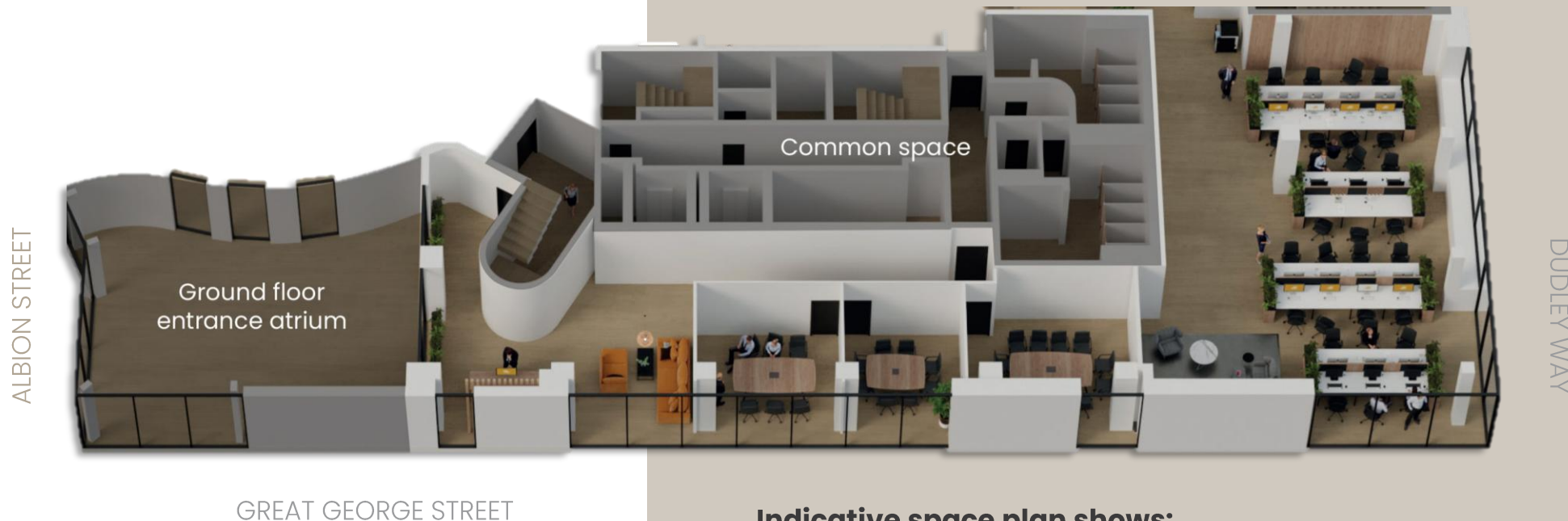


ONE TWO THREE for...
facilities that work as
hard as you do

Total net:

3,432 sq.ft (319 sq.m)

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Indicative space plan shows:

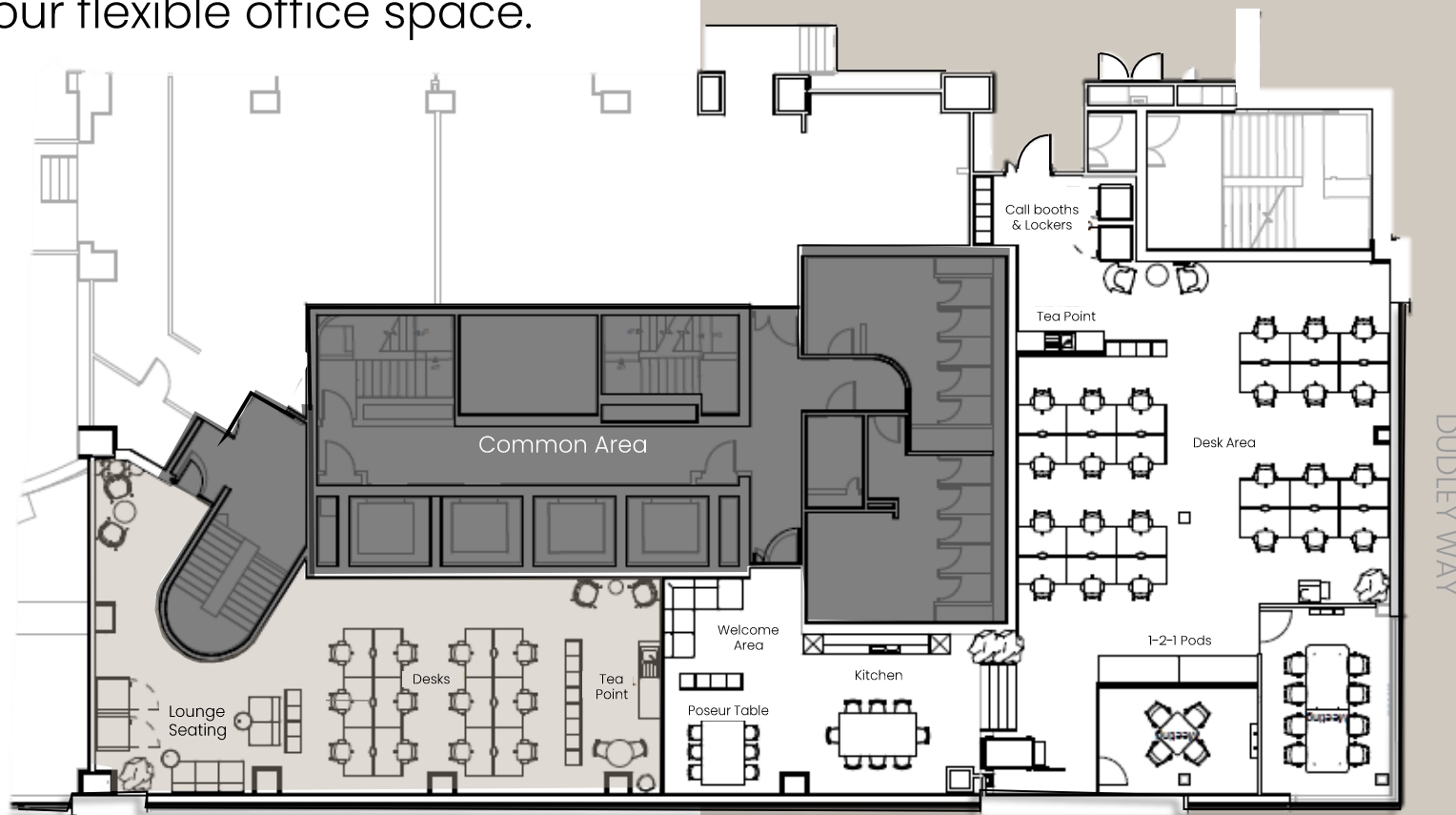
- 28 Desks
- 3 Meeting rooms
- 2 Break out spaces



ONE TWO THREE for...
your flexible office space.

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ALBION STREET



DUDLEY WAY

Suite 1

- 12 desks
- Tea Point
- 1 x Breakout

Suite 2

- 24 desks
- 2 x Meeting Rooms
- 2 x Breakout Areas
- 1 x Kitchen
- 1 x Tea Point





16

15

8



11

ONE
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ALBION STREET

6

1

4

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14

10

3

5

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12

9

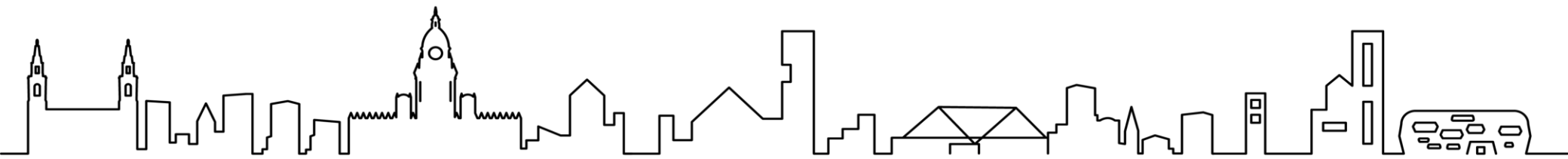
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|----------------------------|------------------------|---------------------------|------------------------------|
| 1. Merrion Centre | 5. Millenium Square | 9. Civic Hall | 13. Leeds Beckett University |
| 2. Merrion House | 6. The Light | 10. Carriageworks Theatre | 14. Leeds Town Hall |
| 3. first direct bank arena | 7. Leeds Train Station | 11. Channel 4 Studios | 15. Victoria Leeds |
| 4. Wade House | 8. Trinity Leeds | 12. LGI | 16. Leeds Kirkgate Market |

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ONE TWO THREE for...

Direct access to city centre amenities

With cityscape views, the enviable location offers convenient, direct access to Leeds city centres amenities. It occupies a prominent corner location adjacent to The Light and opposite both the St. Johns and Merrion Shopping Centres . The immediate local area is characterised by a mix of office, shopping, leisure and civic accommodation as well as access to Leeds General Infirmary and the Universities.



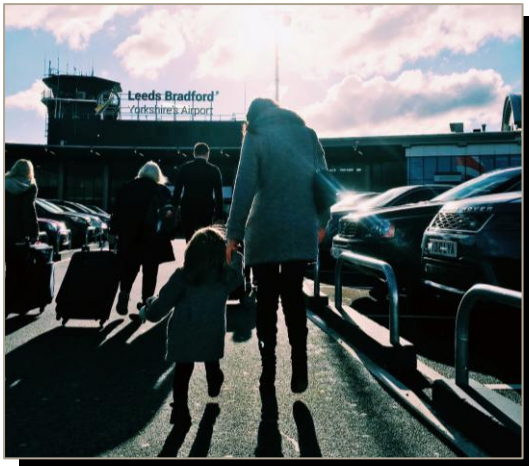
A prime location in Leeds...

123 Albion Street is located some 195 miles north of London, 45 miles north east of Manchester and 25 miles south west of York and has excellent road, rail and air connections.

Travel by road is as easy as 123....

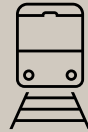


- 195 miles north of London
- 45 miles north-east of Manchester
- 25 miles south-west of York
- Excellent access via M62, M1 and A1 motorways
- Bus stops directly outside



by air.

- Leeds Bradford International Airport is 8 miles from Leeds city centre
- Flights to 75+ domestic and international destinations.
- 3.7 million passengers/year, forecast to reach 8 million by 2026.



by train.

- Short walk to Leeds train station
- East Coast Mainline:
- Half-hourly service to London King's Cross
- Journey time: ~1 hour 59 minutes



**1hr 59
mins**
to Kings
Cross



**38
million**
Annual
passengers

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Enquiries:

We'd be happy to
discuss your requirements.

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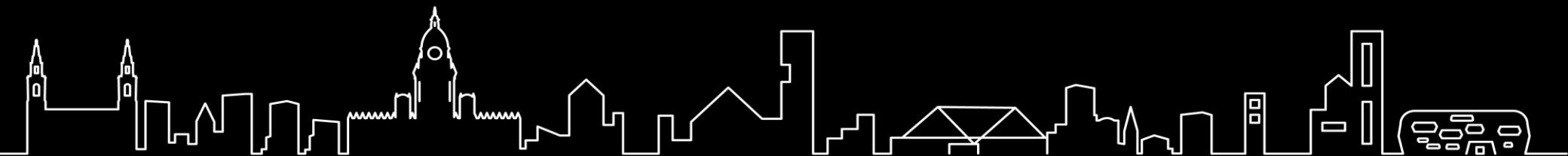
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ONE TWO THREE ALBION STREET



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