

**ONE  
TWO  
THREE**  
ALBION STREET

**TO LET**

up to 10,581 sq.ft of prime  
first floor office space in  
the heart of Leeds

**123 Albion St, Leeds LS2 8ER**

A development by  Town Centre Securities PLC



# ONE TWO THREE ALBION STREET

## Opportunity Summary

Up to **10,581 sq. ft** of  
**self-contained, flexible** office space

A high-quality office building located in a prime location in the heart of Leeds that offers excellent views, large floor plates and convenient amenities.

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

This opportunity highlights 10,581 sq.ft of recently refurbished accommodation over one floor.






















## ONE TWO THREE for... modern facilities

123 Albion Street offers a range of on-site facilities to maximise staff wellness as soon as they walk through the door.

From the amazing city view, large spacious floor plate and amenities right on your doorstep, the recently extensively refurbished property puts your business and teams in a great position!

**ONE TWO THREE** ALBION STREET

- Self-contained office with iconic views 
- Private kitchen area 
- Comfort cooling 
- LED Lights 
- Fully carpeted 
- PIR Lighting 
- Raised access floors 
- Dedicated concierge 
- Cycle storage 
- Lockers 
- Showers, bathroom and changing facilities 
- Communal breakout areas 
- Spacious, secure on-site parking\* 
- Electric vehicle parking /charging points\* 
- Convenient access to amenities within the heart of the city 
- Flexible floorplates 
- EPC B 

\* Additional yearly cost applicable for parking spaces





300m

Financial District



## Spacious, open floor plates with iconic cityscape views

With iconic views of the Town Hall and large open plan floor plates, the space offers direct access to a new fully fitted kitchen and further opportunities to create private meeting rooms or staff wellbeing areas.



12 mins  
walk

Leeds Bus Station



10 mins  
walk

Leeds Train Station

Electric Car  
Charging Available



# Create your own place

With lots of space at your disposal you may decide to take advantage of the ready to move into accommodation or choose to adapt the floorplates to suit your own style and requirements.





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

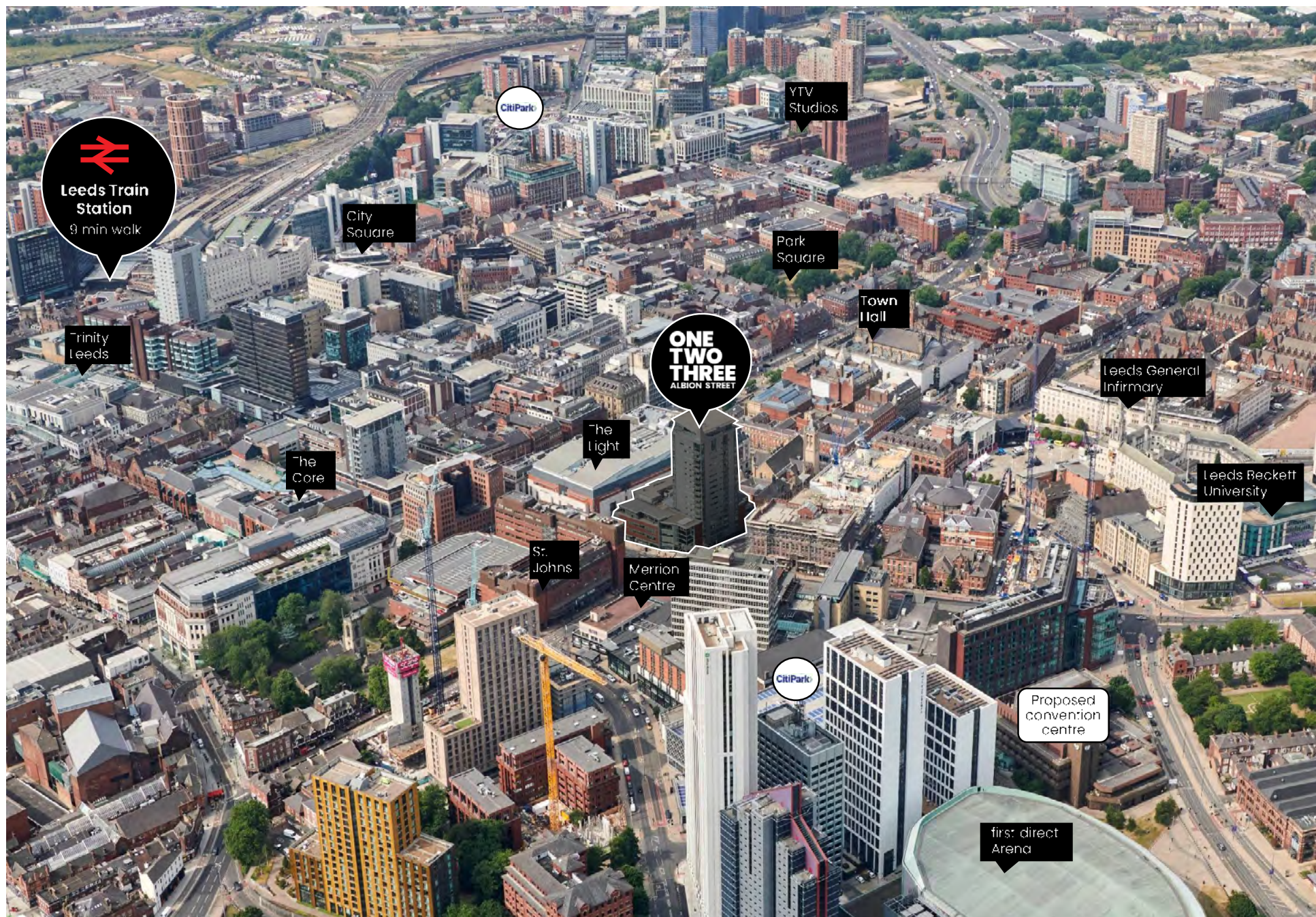
Indicative space plan shows:

- **126 Desks**
- **10 Meeting rooms**
- **8 Break out spaces**

Total net: **10,581 sq.ft (983 sq.m)**









# 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.



## By Road



With direct links to the UK motorway network via the M62, M1 (M62 and A1) and the A58 and A64 dovetailing into motorways that will take you across the UK, travel by road is easy as 123.

In addition, an on-site car park with plenty of spaces, EV charging and cycle storage is available for tenants\*

It can also be easily reached by bus from all surrounding areas with bus stops directly outside the building.



## By Train

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.

East Coast Mainline provides half hourly services to London, Kings Cross with a journey time of around 1 hr 59 minutes.



## By Foot

The property is situated on the south west side of the junction of Albion Street and Great George Street and is just a 9 minute walk from the train station.

It occupies a prominent corner location adjacent to The Light and opposite both the St. Johns and Merrion Shopping Centres and can be easily reached by bus from all surrounding areas of the city. 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.



**38 Million Annual Passengers**



**1hr 59 Mins to Kings Cross London**





## Enquiries



Town  
Centre  
Securities

**0113 222 1234**

**Matthew Wright**  
matthew.wright@tcs-plc.co.uk

**Esme Briggs**  
esme.briggs@tcs-plc.co.uk

FOX  
LLOYD  
JONES



**0113 243 1133**

**Harry Finney**  
harry.finney@fljltltd.co.uk

**Nick Salkeld**  
nick.salkeld@fljltltd.co.uk

**CBRE**  
**0113 394 8800**

**Alex Hailey**  
alex.hailey@cbre.com

**Clair McGowan**  
clair.mcgowan@cbre.com

**Knight  
Frank**  
**0113 246 1533**

**Eamon Fox**  
eamon.fox@knightfrank.com

**Victoria Harris**  
victoria.harris@knightfrank.com

**ONE TWO THREE ALBION STREET**



# ONE TWO THREE

## ALBION STREET



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