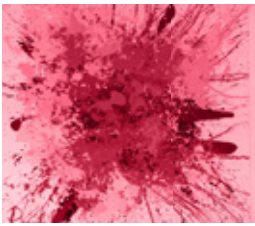


LS1 HEADROW

High quality boutique office space
at the heart of Leeds City Centre

_ Newly refurbished _ 800 sq ft up to 7,500 sq ft _ On-site car parking



TO LET
NEWLY REFURBISHED,
HIGH QUALITY,
BOUTIQUE OFFICES

_Design orientated boutique office space

_Flexible modern working environment

_Comfort cooling

_Secure basement car parking and cycle storage

_Individual suites from 800 sq ft to 7,500 sq ft

Situated in the very heart of the city centre, just a short walk from Leeds City Station, LS1 Headrow provides a dynamic working environment which has undergone a major refurbishment.

With a fresh new entrance/reception area, the refurbished common areas display specially commissioned artwork and two dozen David Hockney prints, complementing the appealing design inspired environment. The property enjoys secure car parking & cycle storage plus new showers & w/c's.





AT THE CENTRE OF CITY LIFE

LS1 Headrow is located immediately opposite 'The Light'. Surrounded by a variety of restaurants, bars and coffee shops, close to the business and professional heart of the city centre. LS1 Headrow is just 5 minutes walk from Leeds City Station and the city's main shopping district is on the doorstep.

_Trinity Leeds



_Leeds Town Hall



_first direct Arena

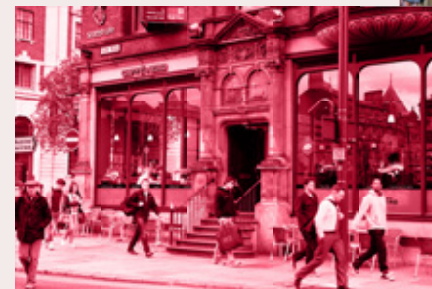
_Leeds Art Gallery



_The Headrow Pub



_Park Row



_The Light



A SPECIFICATION WITH CHARACTER

High quality specification is standard at LS1 Headrow. The boutique office space provides high contemporary office accommodation including the following features:

- _ Fully refurbished office suites
- _ Passenger lift to upper floors
- _ Contemporary decor and fixtures & fittings throughout
- _ New w/c's throughout
- _ Comfort cooling
- _ Stylish energy efficient LED lighting offering an 80% energy saving
- _ IT trunking ready for Cat 6 cabling for telecoms & internet

*LS1 Headrow sponsors local artist Paul Roundhill, who's work is displayed in the building (along with Hockney!).



FLOORPLANS

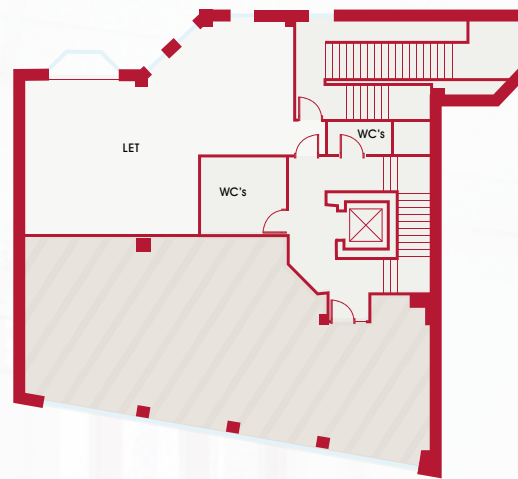
INDIVIDUAL SUITES FROM
800 sq ft to 7,500 sq ft



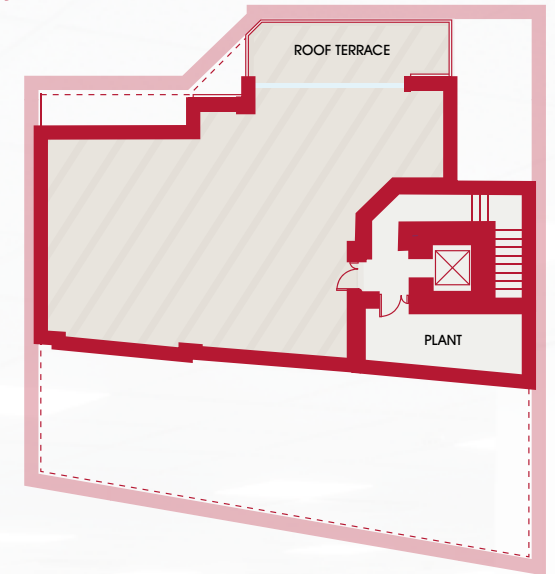
1st/ 2nd



4th



5th
Skyview Office

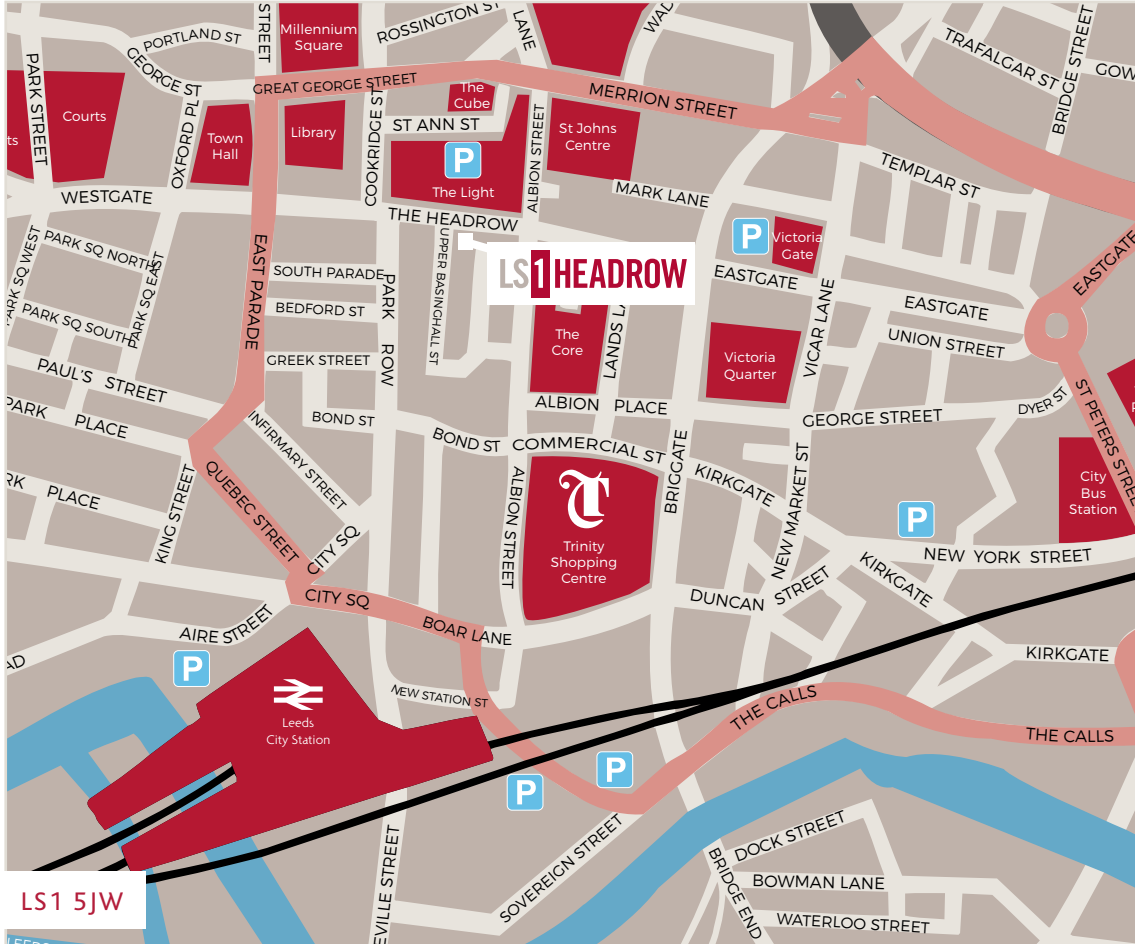


AVAILABILITY

	sq ft	sq m
First Floor	2,869	267
Fourth Floor	933	87
Skyview Office	807 (+100 sq ft balcony)	75 (+9.3 sq m balcony)

_The building benefits from a secure basement car park for up to 5 vehicles





LEASE & RENT

Office suites are available to let by way of a new lease on terms to be agreed.
Further details upon request.

BUSINESS RATES

The agents will be pleased to advise as to the approximate business rates payable.
Alternatively please visit www.voa.gov.uk for rateable value information or call
Leeds City Council on 0113 247 6983.

VIEWING & FURTHER INFORMATION

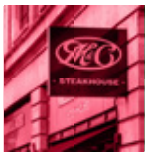
For further information or to arrange a viewing then please contact
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TO LET
HIGH QUALITY
BOUTIQUE
OFFICE SPACE

Individual suites from
800 sq ft to 7,500 sq ft



0113 244 6440

jll.co.uk/property

PROPERTY CONSULTANTS



www.wsbproperty.co.uk

0113 234 1444

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