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

Newly refurnished  800 sq ft up to 7,500 sq ft  On-site car parking
TO LET

NEWLY REFURBISHED, HIGH QUALITY, BOUTIQUE OFFICES

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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.
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.
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**

1st/2nd

4th

5th

**AVAILABILITY**

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>2,869</td>
<td>267</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>933</td>
<td>87</td>
</tr>
<tr>
<td>Skyview Office</td>
<td>807 (+100 sq ft balcony)</td>
<td>75 (+9.3 sq m balcony)</td>
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The building benefits from a secure basement car park for up to 5 vehicles.

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

113 The Headrow, Leeds
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 JLL or WSB Property Consultants LLP

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