

# 21 QUEEN ST STUNNING LEEDS LS1 GRADE A OFFICES

10,248 sq ft Available Now

[www.21queenstreet.co.uk](http://www.21queenstreet.co.uk)



start →





**21**  
LEEDS LS1  
QUEEN ST

# A NEW CHAPTER IN QUALITY

21 Queen Street is a striking and modern building that captures the essence of Leeds. The building provides efficient and flexible working space allowing occupiers to change floor layouts and install the latest technology to adapt to changing working needs. The inclusion of full height glass gives a sense of space and light, presenting a new chapter in quality.

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WELCOME

SUSTAINABILITY

SPECIFICATION

SPACE

FLOOR PLANS

LOCATION

AERIAL

CONTACT



# SUSTAINABILITY

21 Queen Street has been designed to minimise the impact on the environment. The new plant and machinery includes the following, reducing both the building's carbon footprint and service charge:

- PV (Photovoltaic) cells to roof
- PIR sensors (light and presence detection to minimise energy usage)
- VRF (Variable Refrigerant Flow) heat recovery cooling system
- BREEAM Certificate - very good
- EPC - Grade B - 42
- 2 electric car charging points

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# A PRESTIGIOUS ADDRESS WITH EXCELLENT GRADE A SPECIFICATION



## GRADE A SPECIFICATION

- Full height glazing including argon-filled panes to reduce solar gain
- Raised access floors
- LG7/LED lighting
- Metal suspended ceiling
- VRF air conditioning
- 2 x 13 person lifts
- Shower, changing and locker facilities
- Full access control including intruder detection system
- CCTV - internal and external including recording and remote access
- 'Secure by Design' Accreditation (West Yorkshire Police approved scheme)
- Secure, covered bicycle parking
- 16 secure car parking spaces
- Motorcycle parking



# SCHEDULE OF ACCOMMODATION

Floor	Net Floor Area Available
→ <b>Ground Floor A</b>	ERE Property Group
→ <b>Ground Floor B</b>	<b>3,779 sq ft</b> (351 sq m)
→ <b>First Floor</b>	NIHR CRN Co-ordinating Centre Reception
→ <b>Second Floor</b>	NIHR CRN Co-ordinating Centre
→ <b>Third Floor</b>	<b>6,469 sq ft</b> (601 sq m)
→ <b>Fourth Floor</b>	Research Bods
→ <b>Fifth Floor</b>	AXA
<b>Total available</b>	<b>10,248 sq ft</b> (952 sq m)

“A FANTASTIC MODERN OFFICE SPACE IN A PERFECT CITY CENTRE LOCATION. THE TEAM AT QUEEN STREET ARE ALWAYS HAPPY TO HELP AND VERY WELCOMING”.

– Rachael Wainwright, NIHR

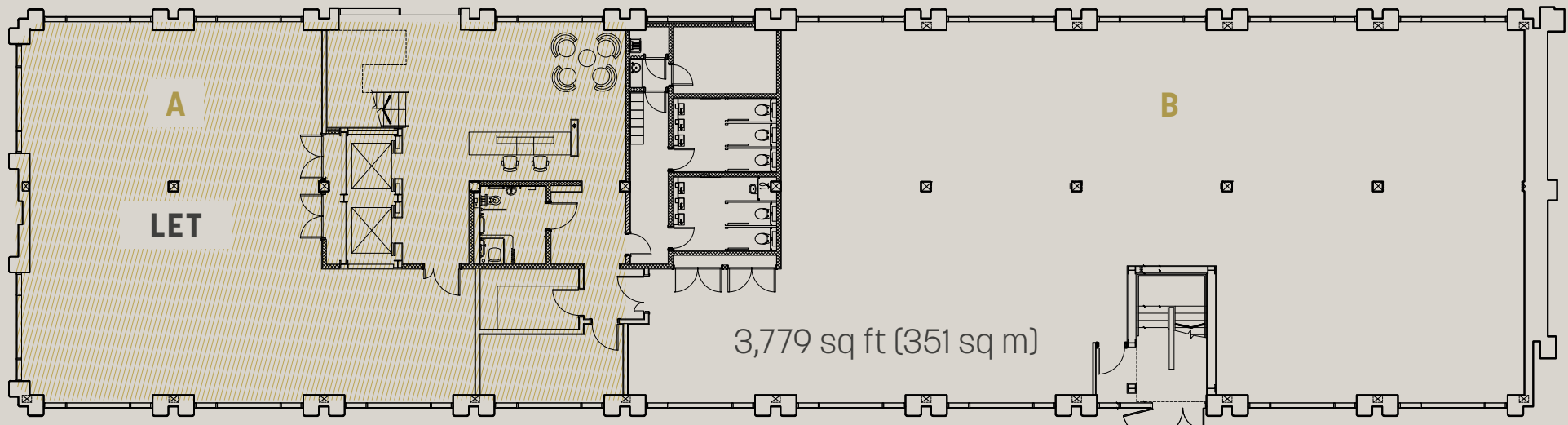
The accommodation is flexible and capable of sub-division to provide Grade A suites from 1,948 sq ft upwards

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# FLOOR PLANS

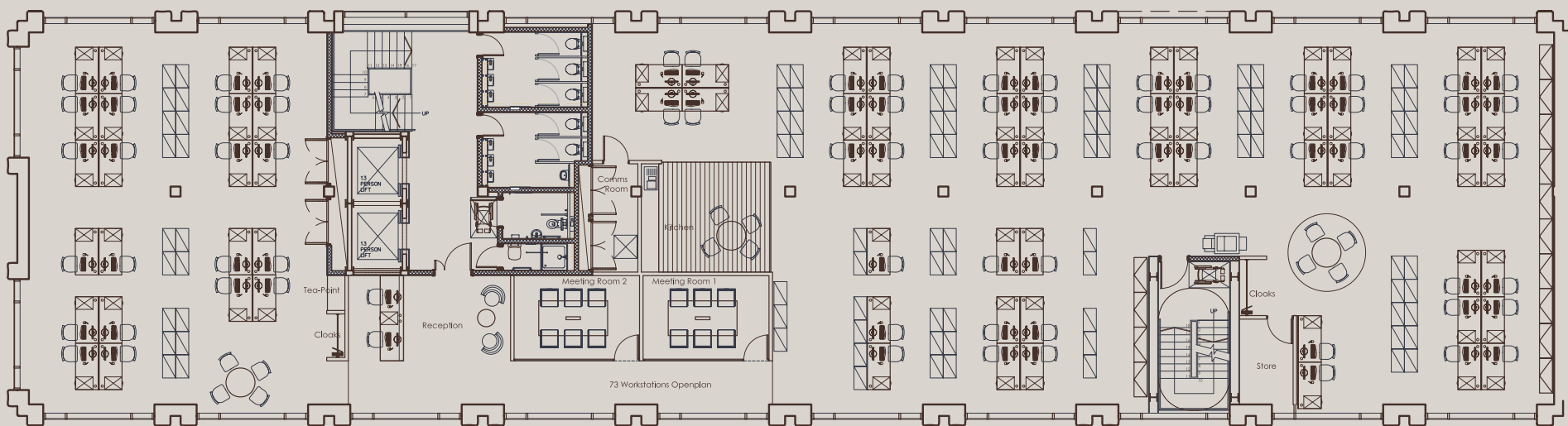
The total floor area is 37,200 sq ft (3,456 sq m)

## GROUND FLOOR

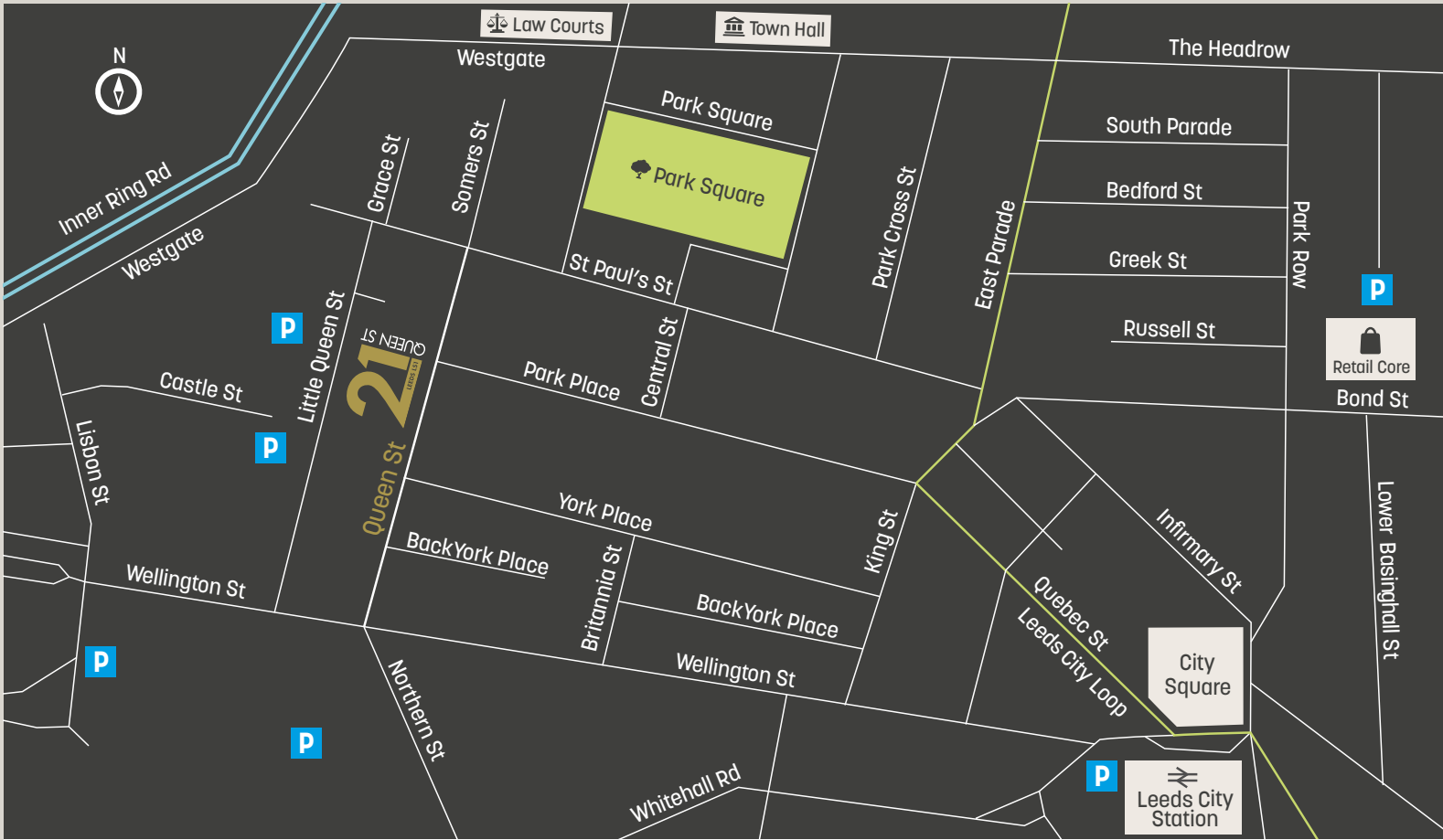


Net Floor Area 5,533 sq ft (514 sq m)

/// **THIRD FLOOR - FIT OUT PLAN (73 WORKSTATIONS)** ///



Net Floor Area 6,469 sq ft (601 sq m)



**21**  
LEEDS LS1  
QUEEN ST

  
**SAT NAV**  
LS1 2TW

**21 QUEEN STREET SITS AT THE HEAD OF PARK PLACE IN LEEDS' CBD WITH COMMANDING VIEWS EAST TOWARDS CITY SQUARE.**



CONNECTIONS

KEY OCCUPIERS

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WELCOME

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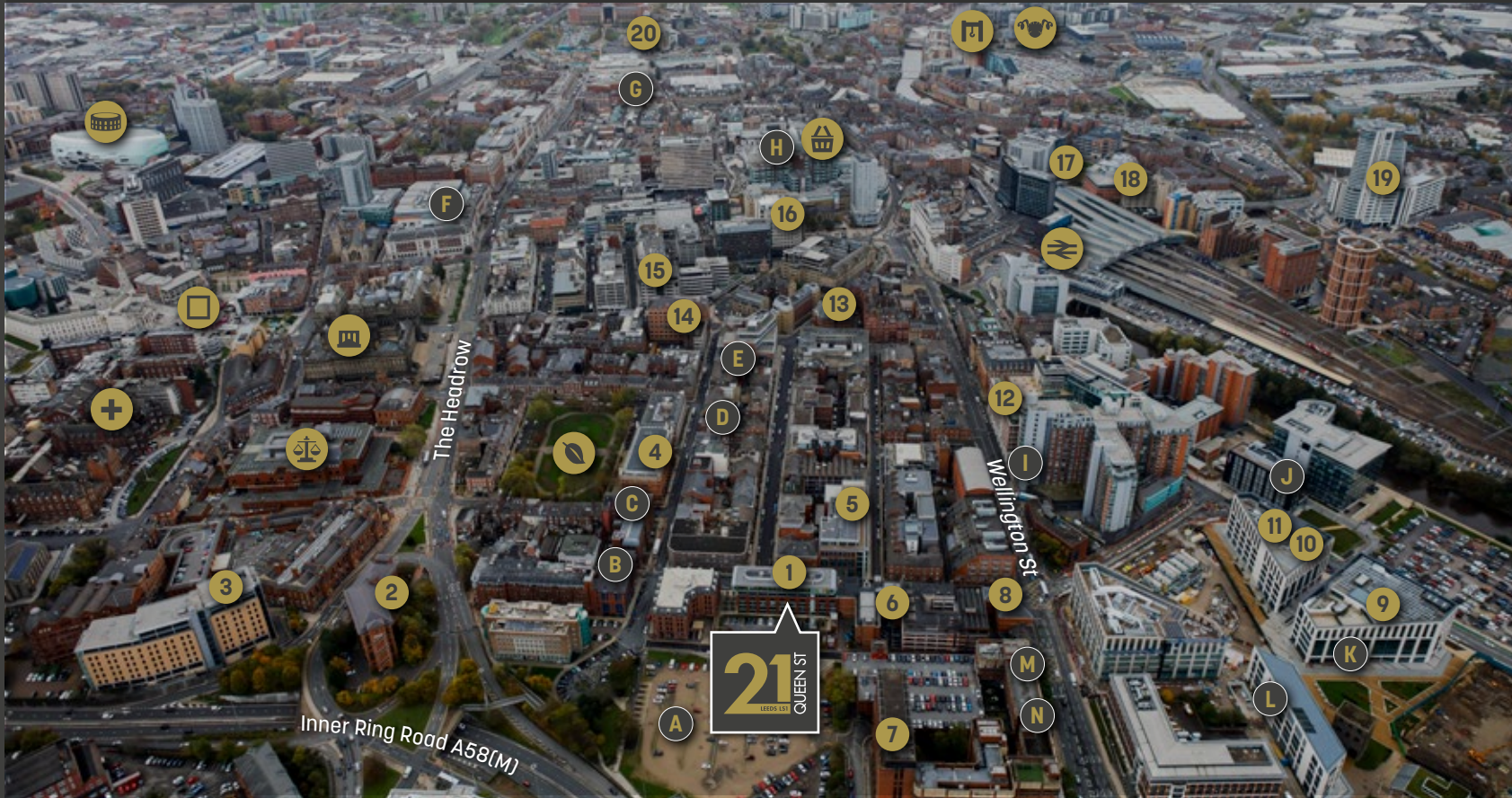
FLOOR PLANS

LOCATION

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## KEY OCCUPIERS

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1 AXA                          | 11 Ward Hadaway                  |
| 2 Weightmans Solicitors        | 12 PWC/ RSM/ BDO/ Sky            |
| 3 Nuffield Hospital            | 13 Walker Morris Solicitors      |
| 4 DAC Beachcroft               | 14 Zurich                        |
| 5 Burberry                     | 15 Gateleys                      |
| 6 Clarion Solicitors           | 16 Deloitte                      |
| 7 HMRC                         | 17 Addleshaw Goddard             |
| 8 Bank Of England              | 18 KPMG                          |
| 9 Squire Patton Boggs/ Sky Bet | 19 Eversheds/ DWF/ Ernst & Young |
| 10 Willis Towers Watson        | 20 DWP                           |

## AMENITIES

- A Pay and Display Parking
- B Bagel Nash
- C Pizza Express
- D Phillpotts
- E Tesco Metro & Starbucks
- F The Light Leisure Scheme
- G Victoria Gate
- H Trinity Leeds
- I M&S/ Caffè Nero
- J Premier Inn

## LANDMARKS

- K Good Luck Club
- L Sociable Folk
- M Editor's Draught pub
- N Starbucks/ Centre Filling Sandwiches/ Gym
- Leeds train station entrance
- Leeds Dock
- Royal Armouries
- Leeds Law Courts
- Park Square
- Leeds Town Hall
- Millennium Square
- Leeds Arena
- Retail Quarter
- Leeds General Infirmary

# 21 QUEEN ST

LEEDS LS1

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## DEVELOPERS



Formal Investments Ltd is a private property company with a long history of real estate investment and development. The company has interests nationwide and is renowned for the high standards it applies to all development and refurbishment projects. 21 Queen Street Leeds, is Formal Investments' first office development in Yorkshire and delivers on the company's strategy of acquiring well positioned assets in key locations and developing them to a high specification.

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