

CityExchange

TRINITY QUARTER, LEEDS ONE



**AVAILABLE
NOW**



**FULL HEIGHT GLAZING
THROUGHOUT OFFICE
AREAS**



**1-2 YEAR LEASES
OUTSIDE THE ACT**



**£21.50 PSF
INCLUDING SERVICE
CHARGE**

X



OVERVIEW

Situated at the heart of the Trinity Quarter, City Exchange offers occupiers the real work life balance, providing flexible Grade A offices, with all amenities nearby and on the doorstep of the main business district, just minutes from Leeds Railway Station.



SPECIFICATION



4 HIGH SPEED PASSENGER LIFTS



RECESSED FLUORESCENT LIGHTING TO 400 LUX / LG3



CONTEMPORARY TOILET AREAS



4 PIPE CHILLED BEAM AIR CONDITIONING SYSTEM



FULLY ACCESSIBLE RAISED FLOOR



METAL TILED SUSPENDED CEILING



FULL HEIGHT GLAZING THROUGHOUT OFFICE AREAS



DDA COMPLIANT



CAR PARKING



EPC RATING E



SHOWER FACILITIES

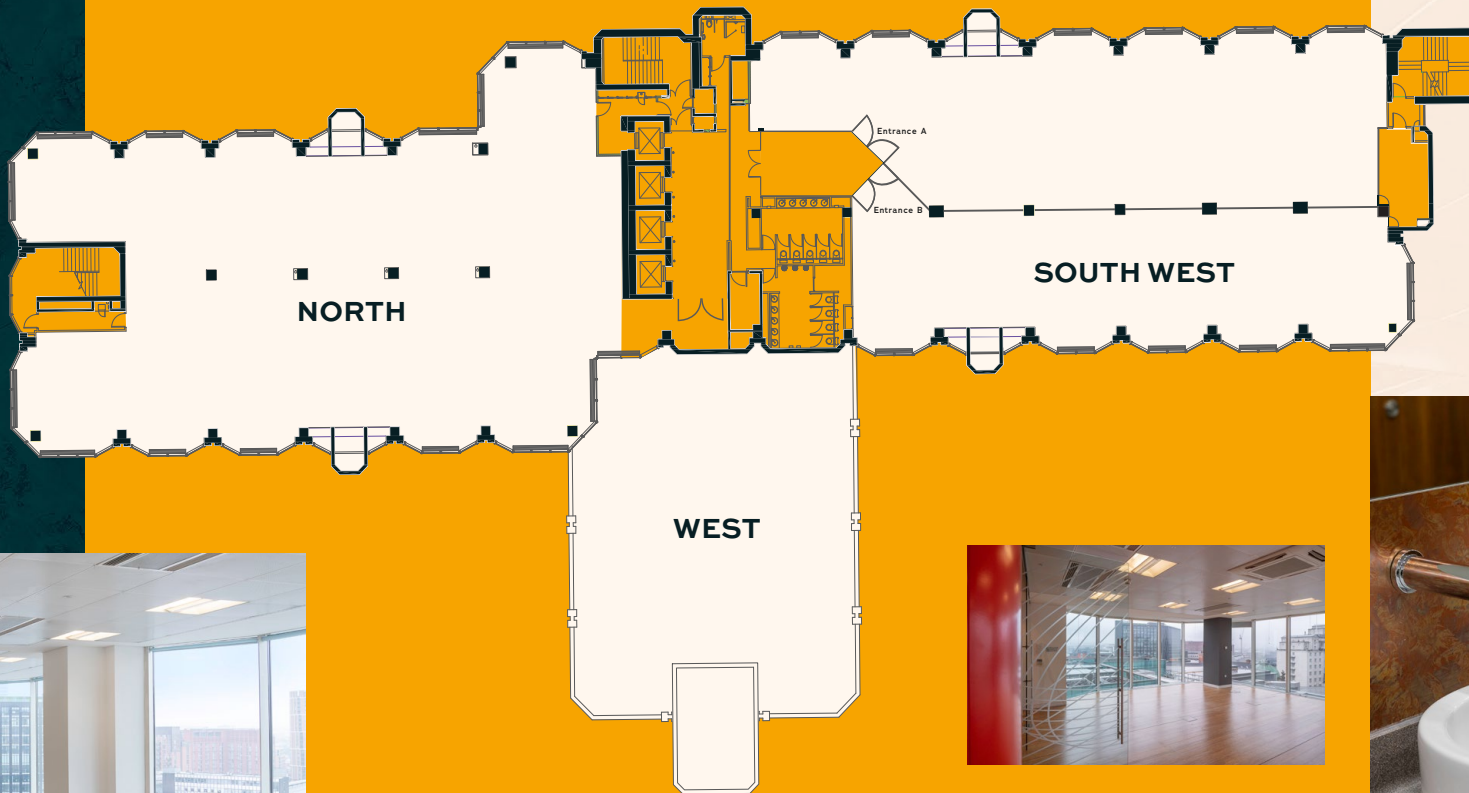


OFF-SITE CYCLE STORAGE

FLEXIBLE & CENTRAL GRADE A OFFICES

3,327–45,124 sq ft (309–4,192 sq m)

X



ACCOMMODATION

SUITES ON YOUR TERMS

3,327–8,470 sq ft

SUITES	SQ FT	SQ M	BENEFITS
3rd Floor South	8,236	765	Newly refurbished
5th Floor North	8,428	783	Flexible fully furnished space
5th Floor South	8,213	763	
6th Floor North	8,450	785	Newly refurbished
6th Floor South West	3,327	309	
7th Floor	8,470	786	Available now
Total	45,124	4,192	



X

LOCATION

AMENITIES

1. The Slug & Lettuce
2. The Alchemist
3. Cozy Club
4. Franco Manca
5. Bill's
6. Gino D'Acampo
7. Meatliquor
8. Tapped

LEISURE

9. The Gym
10. Roxy Ball Lanes
11. Easy Hotel
12. Everyman Cinema
13. Trinity Kitchen

CAFE/SHOPS

19. Caffè Nero
20. Tesco Express
21. Pret
22. Starbucks
23. 200 Degrees Coffee
24. Laynes Espresso
25. Boots

OCCUPIERS

14. Channel 4
15. Natwest
16. HSBC
17. Deloitte LLP
18. Santander

4 minutes walk to Leeds Train Station

TERMS

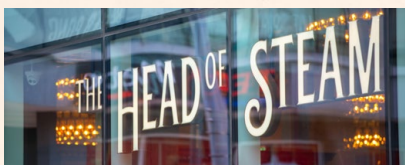
The suites are available on Full Repairing and Insuring Lease Terms. Further information is available on request.

EPC

The suites have been assessed to have a rating within Band E.

VAT

VAT will be chargeable. Further information available on request.



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