

TWENTY SIX
WHITEHALL

WHITEHALL ROAD - LS12 1BE



PRIME OFFICES THAT WORK FOR YOU

Designed by multi-award winning architects Allies and Morrison, 26 Whitehall is one of the most high quality and unique buildings in Leeds, known by many due to its enviable position, welcoming commuters as they approach Leeds Railway Station. The building is superbly located between Leeds' key commercial quarter and emerging creative hubs, with the benefit of a beautiful canal side setting offering both running and cycling routes.



TO LET

**6,211 - 22,540 sq ft, of Spectacular Refurbished,
Grade 'A' Offices, in an Unrivalled Destination**

SET TO HIGH STANDARDS



SPECIFICATION



BREEAM
'Excellent'



Provision for
46 Bicycle Spaces /
8 Motorcycle Spaces



Double Height
Entrance &
Reception Area



Speed Lanes
in Reception



LED Lighting



Fully DDA Compliant



Raised Access Floors
with 150mm Clear Void



Four Pipe Fan Coil
Air Conditioning



15 Secure
Basement Car
Parking Spaces



Basement Shower
& Locker Facilities



2.8m Floor to
Ceiling Height



Fully Carpeted
Throughout



New Tenant Friendly
App Controlled
Bike Scheme

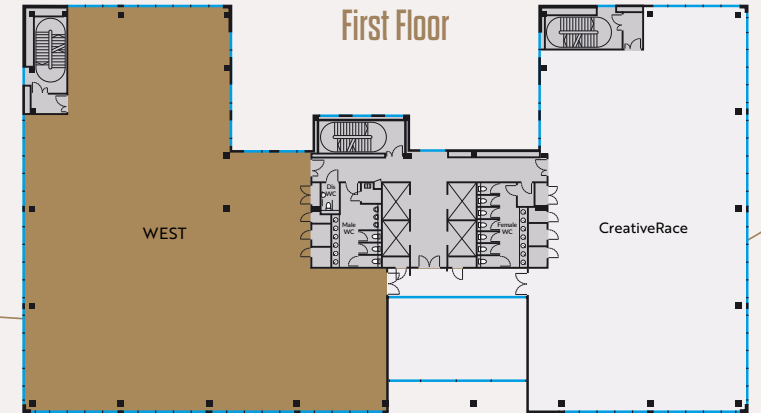
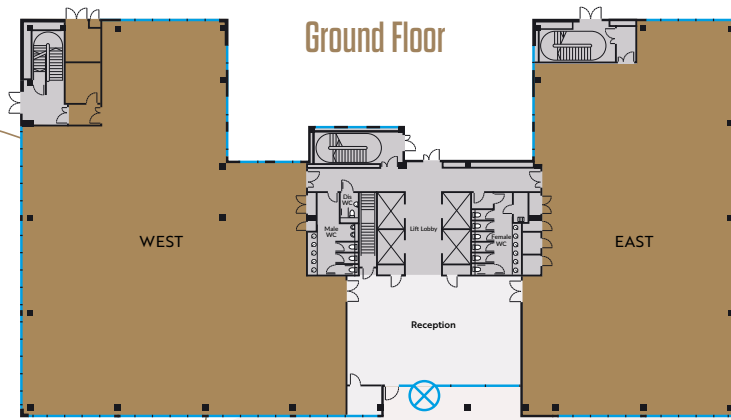


4x 21 Person
Passenger Lifts

OPEN FOR BUSINESS

	SQ FT	SQ M
Ground Floor - West	7,815	726
Ground Floor - East	6,211	577
First Floor - West	8,514	791
TOTAL	22,540	2,094

6,211 - 22,540 sq ft
577 - 2,094 sq m



EXISTING OCCUPIERS

- Engie
- International Personal Finance PLC
- The Yorkshire Post
- Sky
- CreativeRace

THE CITY THAT DOESN'T STOP MOVING

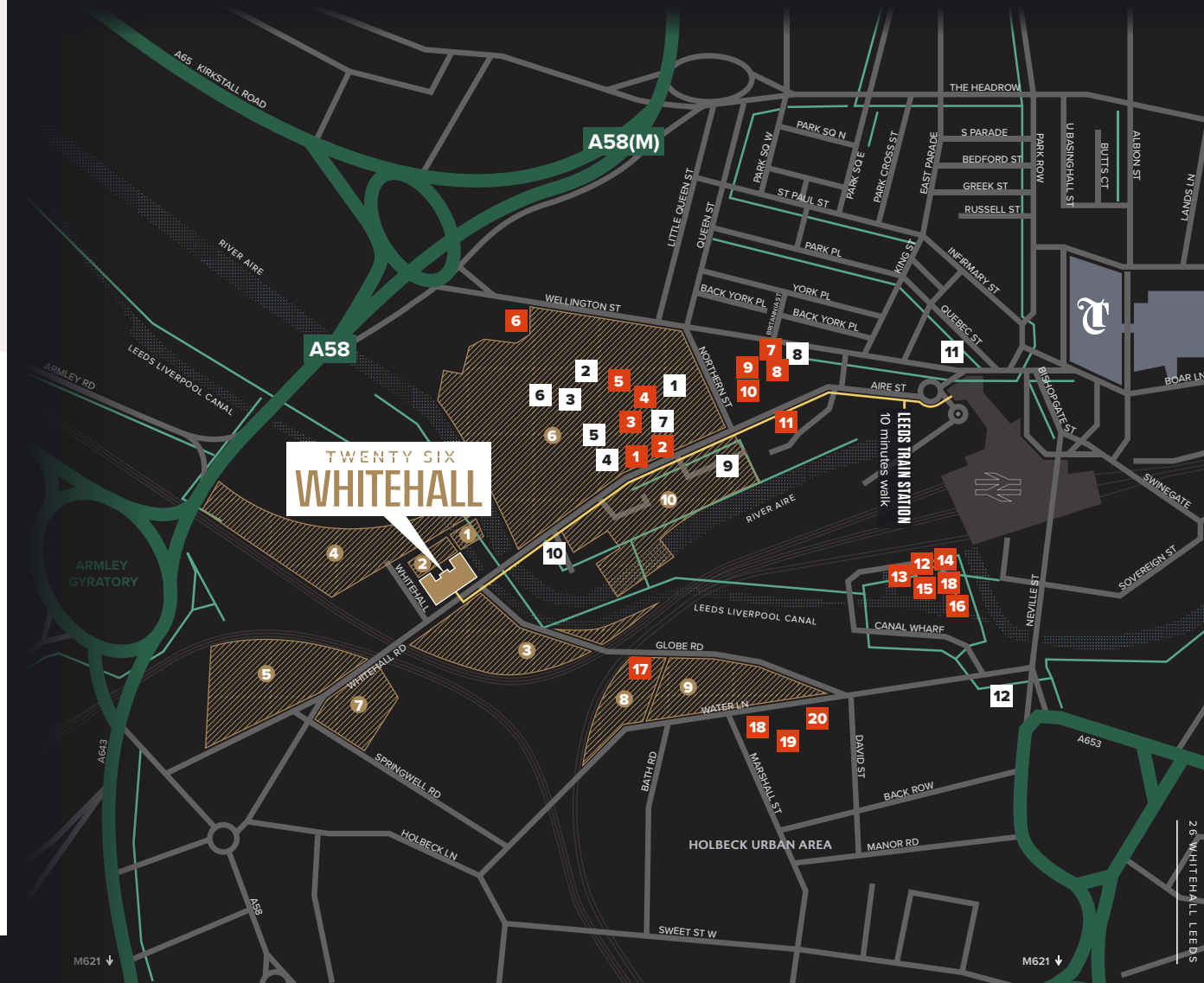
Immersed within the excitement of Leeds' fast-moving 'West End', home to a cocktail of creatives, corporates and rapidly evolving start-ups; Whitehall Road is the location of choice for a diverse community of businesses, retailers and residents.

Surrounded by an eclectic mix of restaurants, bars and hotels, Whitehall Road boasts a vibrant atmosphere that is unique within Leeds and as such is home to some of the best-known brands in the world, such as Allianz, Sky Betting & Gaming and PwC.

26 Whitehall has a wealth of connections on its doorstep; streets are alive with lunchtime food choices - from upmarket cafés within Wellington Place to delicious street food at Chow Down. With the added benefit of Leeds train station also being located within a 10 minute walk and the A58(M) inner ring road within easy reach.

AMENITIES	LOCAL OCCUPIERS	DEVELOPMENTS
1 Mad Frans Bar	1 Sky Betting & Gaming	1 Latitude Purple A (2 residential blocks)
2 Sainsbury's	2 HM Revenue & Customs	2 Latitude Purple B (under construction - 2 residential blocks)
3 Good Luck Club	3 Allianz	3 Globe Road/ Green Bank (783 dwellings and 2,315 sq ft commercial with public realm)
4 Veeno Italian	4 Squire Patton Boggs	4 Monksbridge (Retail, Leisure and Public Service)
5 Sociable Folk	5 Equifax	5 Leeds Studios (TV/Film Studios)
6 Crowne Plaza	6 Irwin Mitchell	6 Wellington Place
7 Caffè Nero	7 Willis Towers Watson	7 Springwell Gardens
8 M&S	8 PwC	8 Globe Arches
9 Toast Bar	9 FDM Group	9 Globe Point & Globe Square
10 Lazy Lounge	10 Gordon's LLP	10 Whitehall Riverside (Residential, Offices, Hotels and Car Park)
11 The Soap Factory	11 Channel 4	
12 Livin' Italy	12 Ernest Young	
13 Archie's Bar & Kitchen		
14 The Hop		
15 Double Tree Hotel		
16 Fazenda		
17 Chow Down		
18 Out Of The Woods		
19 Bomba		
20 Midnight Bell		

■ WALKING ROUTE
■ CYCLE ROUTES





TOGETHER IN LEEDS



A Distinctive Destination for Investment,
Living, Learning, Creativity and Leisure.



WE'RE WELL CONNECTED

Leeds is a cosmopolitan City and the headquarters of many international brands and institutions. With easy local, national and overseas connections, why not start at the centre of it all?

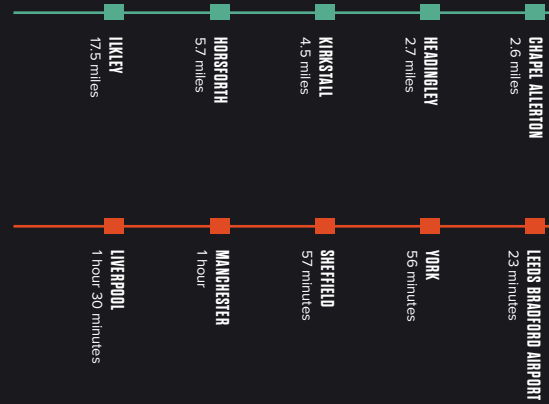


EDINBURGH WAVERLEY
2 hours 53 minutes

HARROGATE
36 minutes

ILKLEY
33 minutes

YORK
23 minutes



TWENTY SIX WHITEHALL

- WALK
- CYCLE
- DRIVE
- RAIL

LEEDS RAILWAY STATION
10 minutes

MANCHESTER VICTORIA
1 hour

BIRMINGHAM
1 hour

LONDON KINGS CROSS
2 hours 10 minutes

TERMS

The accommodation is available by way of a Full Repairing and Insuring lease for a term of years to be agreed. Further details are available on request.

BUSINESS RATES

We advise that interested parties make their own enquiries with the local rating authority.

VAT

Reference to price premium or rent is deemed exclusive of VAT, unless otherwise stated.

SERVICE CHARGE

The tenant will be responsible to pay a service charge for the repair, maintenance, management and upkeep of the common areas of the building.

LEGAL COSTS

Each party is to bear their own legal costs. Further information upon request.

EPC

The premises have been assessed to have an EPC rating of B40.

BE BETTER
PLACED

VIEWING / FURTHER INFORMATION

Strictly by appointment with the agents



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