

TO LET

GRADE A OFFICE SUITE  
2,763 SQ FT

4TH FLOOR  
@PLATFORM

NEW STATION ST.  
LEEDS LS1

FITTED & READY





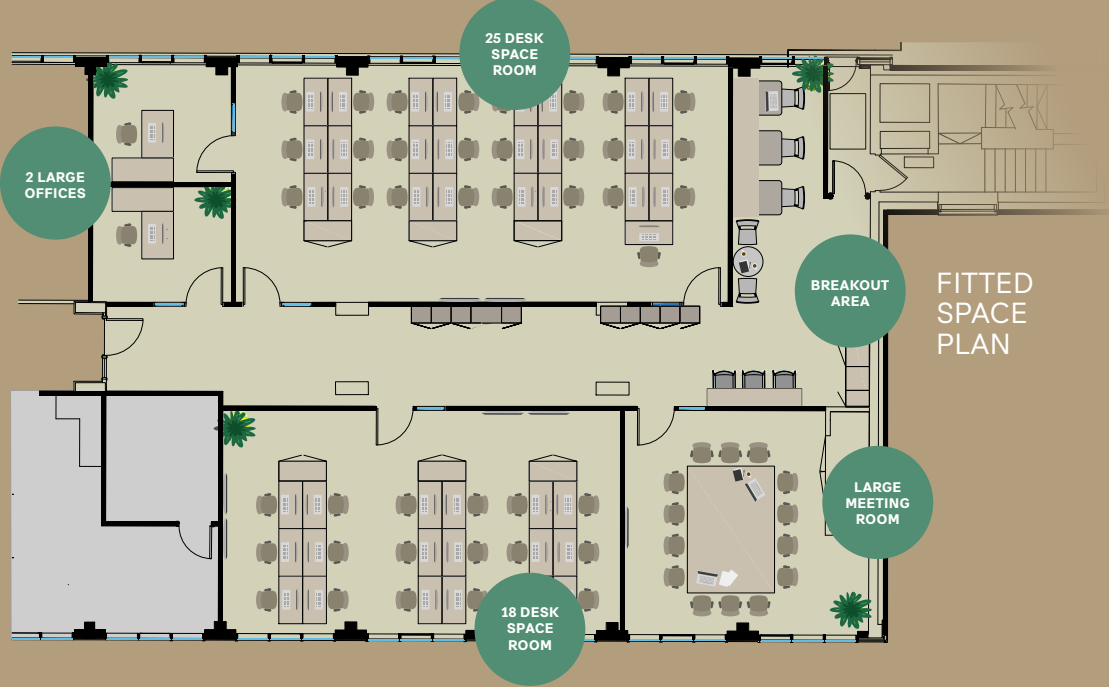
FITTED FOR YOU

Platform is the home of tech in Leeds and is a prime Grade A office building located in Leeds City Centre, next door to Leeds Railway Station.

The fourth floor offers an occupier a best in class, fully fitted 2,763 sq ft office ready for immediate occupation.



2,763 SQ FT



Specification

- GRADE A FITTED SUITE
- HIGH QUALITY FIT-OUT & FURNITURE
- AIR CONDITIONING
- ENERGY EFFICIENT LED LIGHTING

- FULL HEIGHT GLAZING
- FULL ACCESS RAISED FLOORS
- RECEPTION, LOUNGE, MEETING, EVENT & BREAKOUT SPACES
- SECURE CYCLE STORAGE

- SHOWERS, CHANGING ROOMS & LOCKER FACILITIES
- COMMUNAL ROOF TERRACE
- BREEAM 'EXCELLENT'

4 FLOOR @PLATFORM NEW STATION ST. LEEDS LS1

# FITTED & READY

# @ PLATFORM LS1

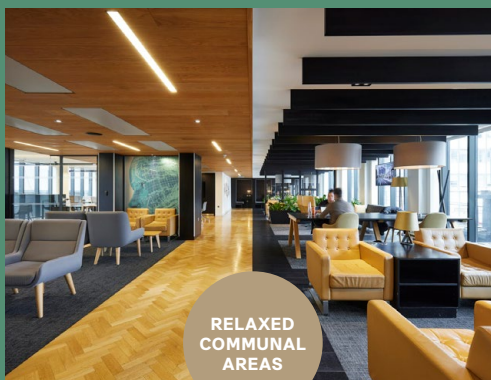


## PERFECT OFFICE SPACE AT THE HEART OF LEEDS CITY CENTRE

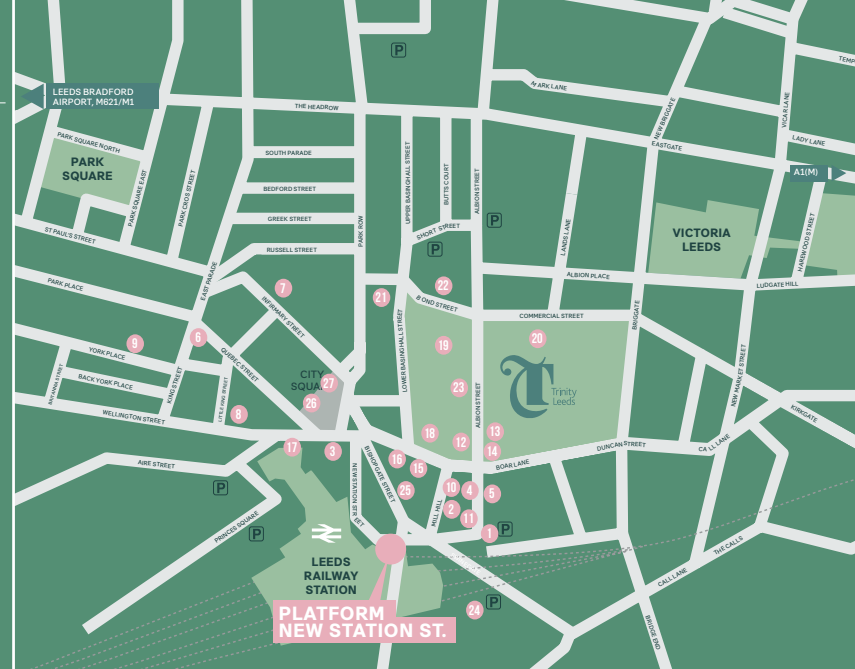
The perfect office suite surrounded by activity.

Platform sits in an unrivalled position benefiting from direct transport connections being located adjacent to Leeds Railway Station and superb amenity provisions being less than 5 minutes walk from Trinity Leeds and the main Retail Core.

Furthermore, Platform has it's own amenities on site including shared lounge with breakout space and open plan kitchen, meeting rooms, private phone booths, an impressive roof terrace, event space for up to 64 people, car parking and secure cycle storage and showers.



RELAXED COMMUNAL AREAS



### Local Amenities

- |                                     |                                  |                                |                                     |
|-------------------------------------|----------------------------------|--------------------------------|-------------------------------------|
| 1 Brewery Tap                       | 9 Da Vito Ristorante             | 17 Bagel Factory               | 25 Meat-Stack                       |
| 2 Tharavadu Restaurant              | 10 Bundobust                     | 18 Tapped                      | 26 The Restaurant Bar & Grill Leeds |
| 3 Grand Pacific at The Queens Hotel | 11 Layne's Espresso              | 19 Rosa Thai                   | 27 Banyan Bar & Kitchen             |
| 4 Friends of Ham                    | 12 Hotel Chocolat                | 20 MEATliquor Bar & Restaurant |                                     |
| 5 Rudy's Neapolitan Pizza           | 13 KOKORO Leeds                  | 21 Head of Steam               |                                     |
| 6 Sous Le Nez                       | 14 Caffè Nero                    | 22 Maki & Ramen                |                                     |
| 7 Pret a Manger                     | 15 Mowgli Street                 | 23 Crêpeffaïre                 |                                     |
| 8 Green Room                        | 16 Craig Rogan at The Collective | 24 Bibis Restaurant            |                                     |

### Terms

The suite is available by way of a sub-lease or assignment. Further details available upon request.

### EPC

The suite has an energy performance rating of A2s.

### Service Charge

Service charge is payable. Further information on request.

### Business Rates

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

### Legal Costs

Each party is to be responsible for their own legal costs.

### Further Enquiries

**TOBY NIELD**  
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