

LAST SUITE REMAINING



## QUEEN STREET

LEEDS

FIRST FLOOR GRADE 'A' OFFICE SPACE WITH PRIVATE ROOF TERRACE AVAILABLE

4,471 SQFT



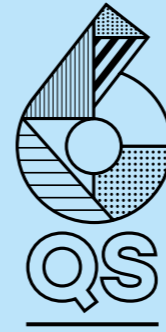
**AN OUTSTANDING NEW OFFICE DEVELOPMENT SET OVER SIX FLOORS, LOCATED AT THE HEART OF LEEDS' OFFICE QUARTER OFFERING SECURE BASEMENT PARKING AND WELL-BEING FACILITIES INCLUDING A PRIVATE ROOF TERRACE.**



6 Queen Street is a 71,000 sq ft new Grade A office building with an exceptional specification. It has already attracted Burberry who occupy 46,000 sq ft, Murray Harcourt accountants and Kennedys Law.

Only one first floor suite remains available providing 4,471 sq ft.





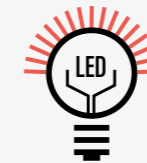
**THE DOUBLE HEIGHT,  
FULLY GLAZED RECEPTION  
OFFERS THE PERFECT FIRST  
IMPRESSION ON ARRIVAL  
AT 6 QUEEN STREET.**

#### SPECIFICATION

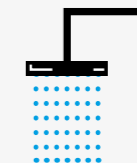
The building has been designed and built to meet the requirements of the discerning occupier with particular emphasis on sustainability and building efficiency coupled with a Grade A specification which includes the following:



VRF AIR CONDITIONING SYSTEM



LED LIGHTING WITH ENERGY EFFICIENT PIR DETECTION



SHOWER & CHANGING FACILITIES



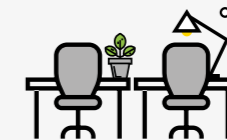
BREEAM 'EXCELLENT' EPC A



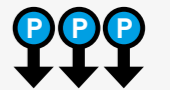
THRIVING 'BUSINESS QUARTER' LOCATION



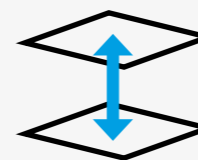
82 CYCLE BAYS



SUPER-EFFICIENT OCCUPANCY (DENSITY OF 1:8 SQ M)



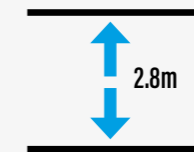
3 SECURE BASEMENT CAR PARKING SPACES



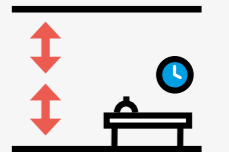
FULL ACCESS RAISED FLOOR



METAL TILED SUSPENDED CEILING



2.8 METRE FLOOR TO CEILING HEIGHT



DOUBLE HEIGHT RECEPTION





**6 QS OFFERS 4,471 SQFT OF BRIGHT, MODERN GRADE 'A' OFFICE SPACE WITH AN ABUNDANCE OF FLOOR TO CEILING WINDOWS PROVIDING EXCELLENT NATURAL DAYLIGHT.**



Private roof terrace available

### FIRST FLOOR







📍 LS1 2TW  
**6QUEENSTREET.COM**

[CLICK HERE TO VIEW THE 3D INTERACTIVE SPACE](#)



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## LOCATION

Situated in the heart of the CBD, this thriving business location has many professional/corporate occupiers in the immediate vicinity including those very close by at Wellington Place. A plethora of amenities are to hand which include Cafe Nero, Sociable Folk, Good Luck Club, Veenoo, M&S Simply Food, and Sainsbury's.

The building is well connected for public transport links with Leeds train station being only a few minutes walk and the A58 M inner road within in easy reach.

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