



TO LET

Atlas House

31 King Street, Leeds, LS1 2HL

Landmark Offices in Prime Central Leeds



Location

Atlas House is located on King Street, a prestigious and convenient address in the heart of the city. The property is located within walking distance of the principle shopping district and a variety of amenities such as restaurants, cafes, shops, and entertainment venues.

The property provides easy access by both public and private transport being within a short walk of the train station, easy access to the bus terminals on Infirmary Street and close to the City Centre Loop Road as well as the A58(M) Inner Ring Road.

Atlas House remains a popular location for a variety of businesses and is home to a diverse range of tenants, including Dirty Martini, The Great Escape Game, Spencer Riley Ltd, and Avetix Group.

Specification

Atlas House is a Grade II Listed office building and comprises some considerable character. Internally the property has undergone an extensive refurbishment of both the common area and the office suites. The specification includes the following:

- Open plan office space
- New suspended ceiling with integral LED lighting
- Gas fired central heating
- Passenger lift
- Security intercom system
- 3 compartment perimeter trunking
- New carpet and decorations
- Comfort cooling
- Kitchen facilities
- CCTV
- Reception area to be fully refurbished



Accommodation

Description	Approx. Net Internal Area	
	Sq Ft	Sq M
Basement	1,517	140.93
Second Floor	3,300	306.58
Third Floor	1,900	176.51
Total	6,717	624.02

Energy Performance Certificate

The premises are not currently assessed. The property is Listed and therefore except from requiring a valid EPC.

Tenure & Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rent of £15.00 per sq ft

Rateable Value

Floor	Description	Rateable Value
Basement	Offices and Premises	TBA
Second		TBA
Third		£10,000

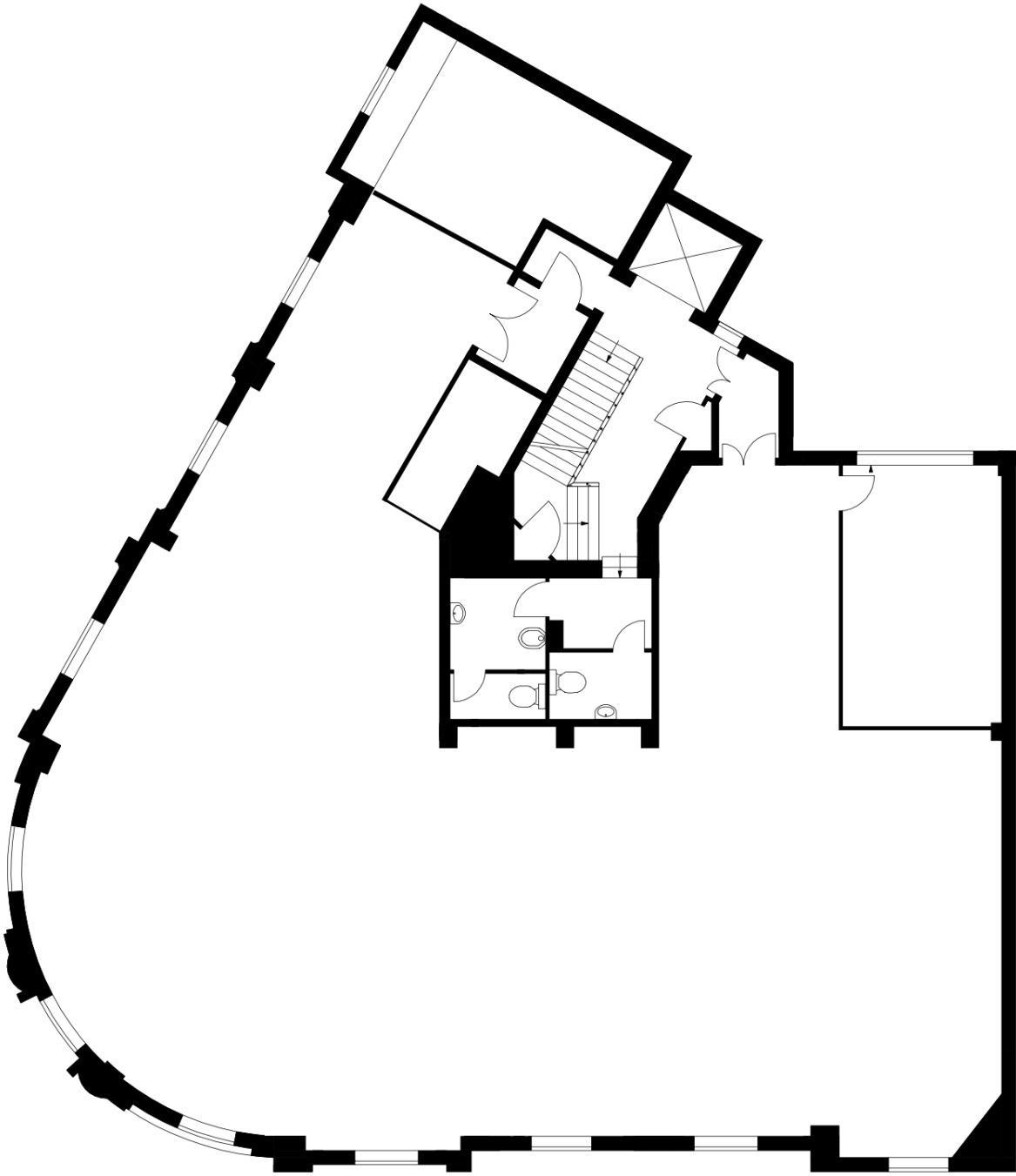
VAT

All figures quoted are deemed to be exclusive of VAT.

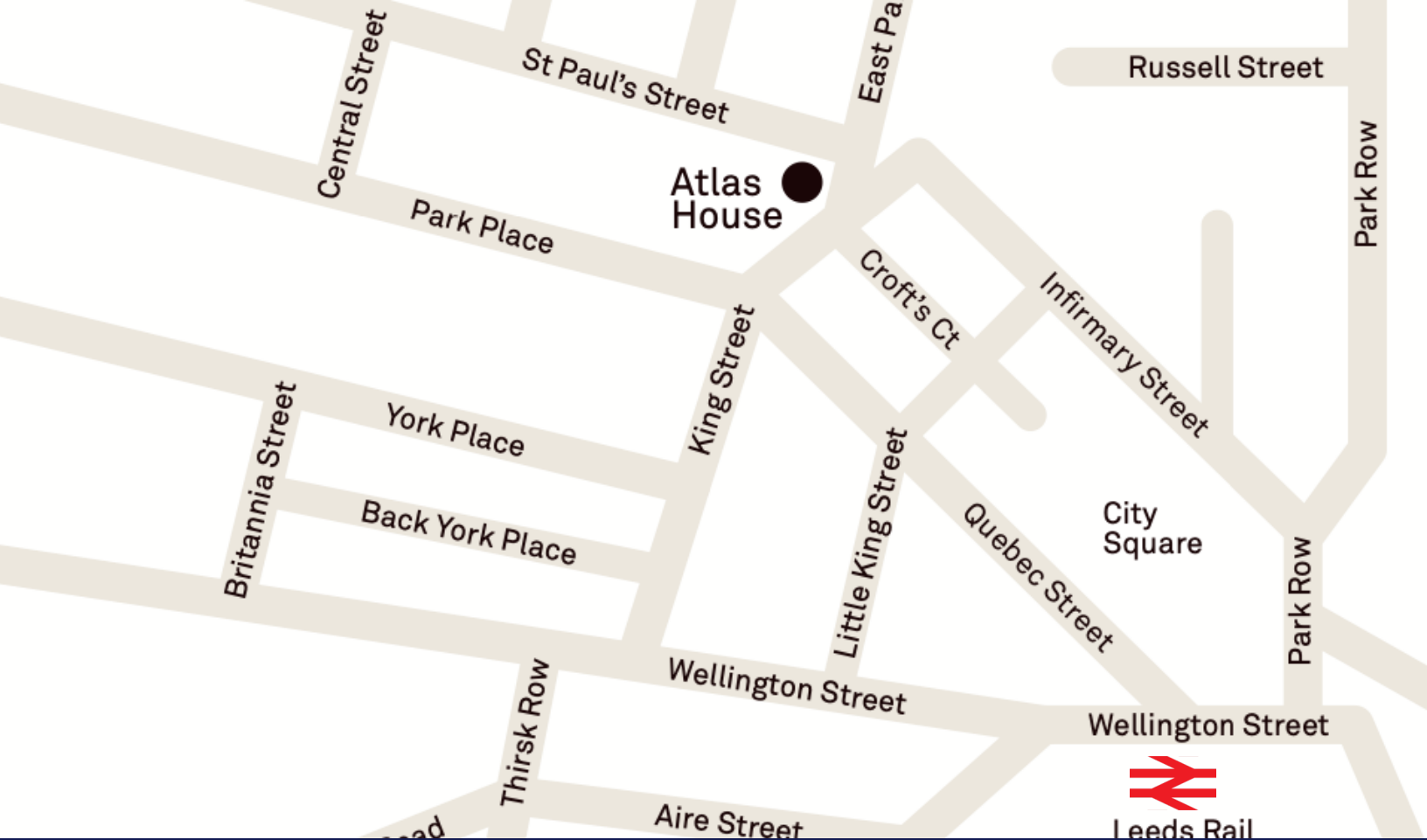


Second Floor

Indicative Floor Plan



Second Floor



Further Information

For viewing arrangements or to obtain further information please contact our sole letting agents

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