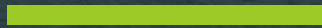


29
KING STREET





4,661 - 24,561 SQ FT GRADE A OFFICES IN STUNNING LANDMARK BUILDING

4,661 sq ft of prominent ground floor office space, 10,373 sq ft of first floor space and 9,527 sq ft of fourth floor space available. Fully refurbished with sustainability and green credentials at the very heart of the design to meet the demands of the forward thinking occupier.

29 King Street is a landmark building located in a prominent position on the corner of King street, only 2 minutes walk from City Square, Leeds railway station and Park Square. It also provides easy access to the inner Ring Road and surrounding motorway networks including M621, M62 and M1/A1. Other occupiers include Tilney, Blacks Solicitors, JLL and Starbucks.

There are numerous bars and restaurants in the immediate vicinity with Leeds Trinity Shopping Centre within 5 minutes walk.





FULLY
REFURBISHED
GRADE 'A'
WORKSPACE



The accommodation currently benefits from:

- VRF air conditioning
- Full access raised floors
- Exposed services with LED lighting with metal tile suspended ceiling optional
- Extensive frontage to Park Place
- Generous floor to ceiling height
- Dedicated entrance for ground floor suite from Park Place
- Fully DDA compliant
- 24 hour manned building reception
- Brand new club class showering facilities
- Up to 10 car parking spaces
- EV points available



First Floor
10,373 Sq Ft (963 Sq M)

1



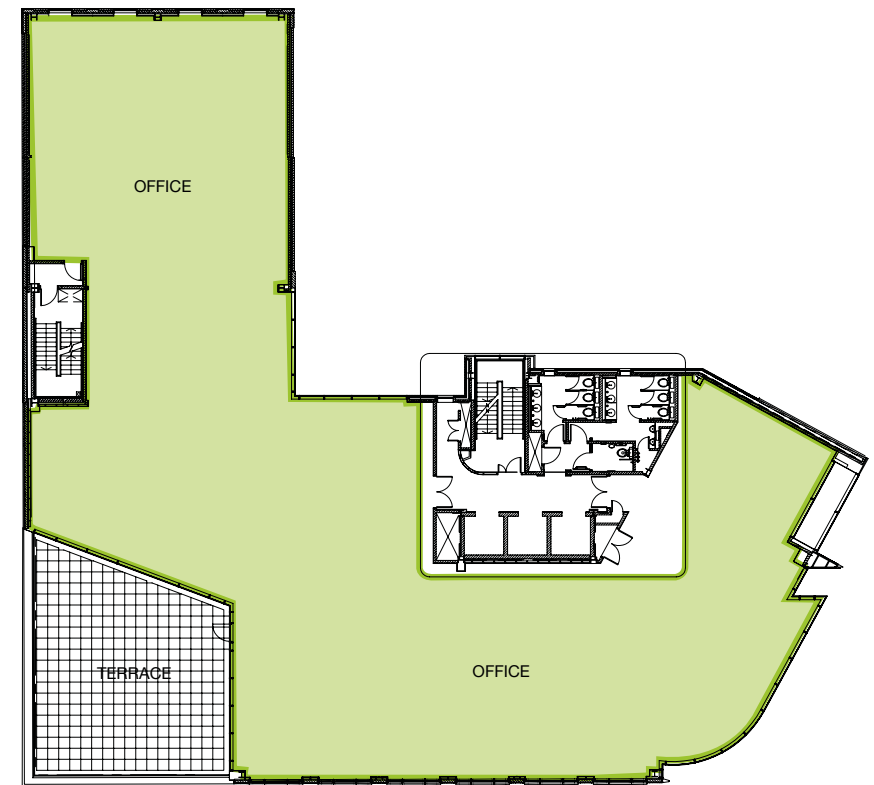
Ground Floor
4,661 Sq Ft (433 Sq M)

G



Fourth Floor
9,527 Sq Ft (885 Sq M)

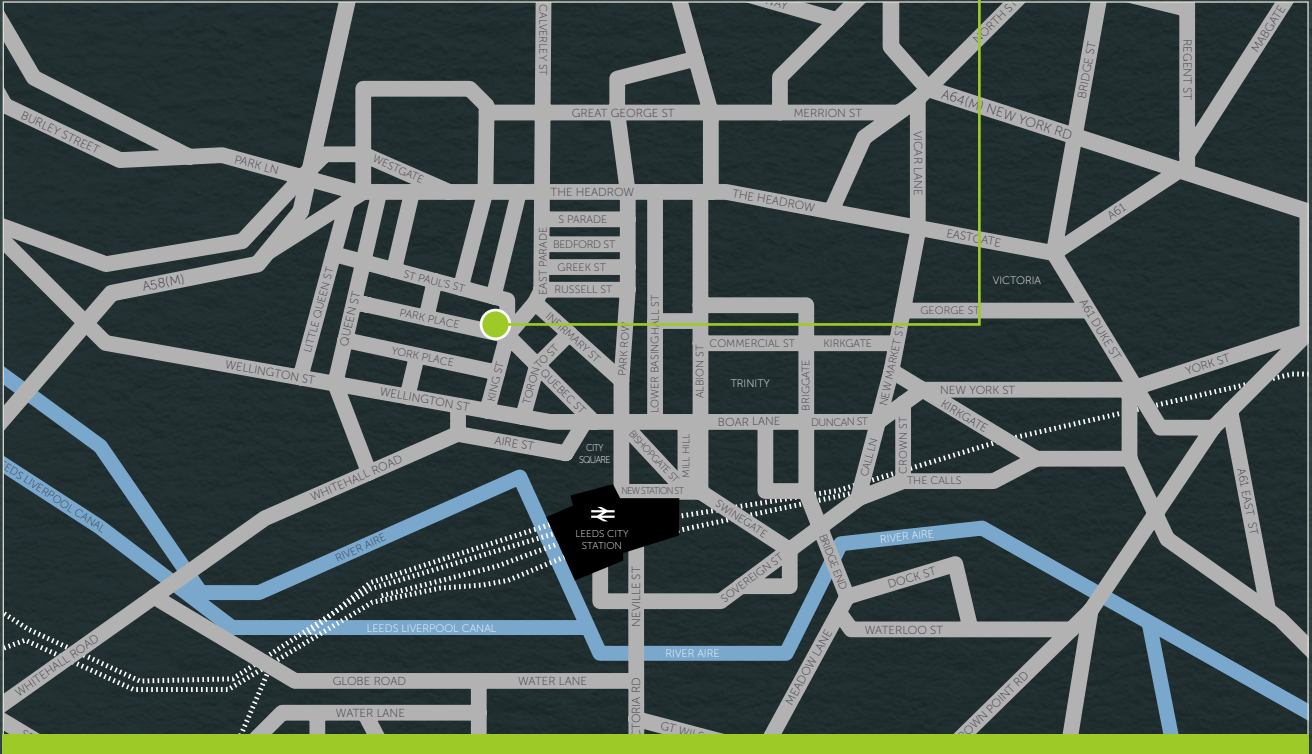
4





29

KING STREET



The rateable values of the premises in the 2017 Rating List are as follows:

Ground: £101,000
First: £199,000
Fourth: £199,000

For further information or to arrange a viewing please contact the Joint Leasing Agents:



Richard Dunn
 0113 221 6137
richard.dunn@sw.co.uk



Richard Thornton
 0113 235 5269
Richard.Thornton@eu.jll.com

The suites are assessed as office and premises. The rates multiplier for the rates multiplier for 22/23 is 51.2p.

The property has an EPC rating of C (75). A full EPC is available on request.

Rent and lease terms on application. All figures quoted are exclusive of VAT.

Sanderson Weatherall & JLL for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sanderson Weatherall & JLL has any authority to make any representation of warranty whatsoever in relation to this property. Design and Production DS.EMOTION APRIL 2022 #7647