

# 1WQ

WHITEHALL  
QUAY  
LEEDS LS1 4HR

Prime Waterside Grade A Offices

**TO LET** 2nd Floor  
959.08 SQM 10,324 SQFT

**STILL LEEDS' No.1 LOCATION**





# 1WQ

WHITEHALL  
QUAY



Situated in the financial district and a mere two-minute walk from Leeds Train Station, 1 Whitehall Quay finds itself at the epicentre of the city, enveloped by vibrant bars, eateries, art galleries, and entertainment venues.

Beyond its exceptional location, 1 Whitehall Quay treats you to stunning vistas through its floor-to-ceiling windows, framing the bustling cityscape and tranquil river.



STILL LEEDS' No. 1 LOCATION

The Best of Both Worlds - a tranquil waterfront setting with wild flower gardens - on the doorstep of one of the most important legal, financial and digital centres outside of London, Leeds also boasts a vibrant city centre with a plethora of award winning bars and restaurants.

**1WQ**  
WHITEHALL  
QUAY



STILL LEEDS' No. 1 LOCATION

# 1WQ

WHITEHALL QUAY

Whitehall Quay comprises Grade A office accommodation over ground and 4 upper floors. The second floor provides open plan accommodation with the following specification and amenities:



Four Pipe Fan Coil A/C



New Shower Facilities



Cycle Storage



LED Lighting



Basement Car Parking



Suspended Ceilings



Quality WC's



Riverside Landscaped Outdoor Seating



Full Raised Access Floors



Welcoming Reception & Lobbies

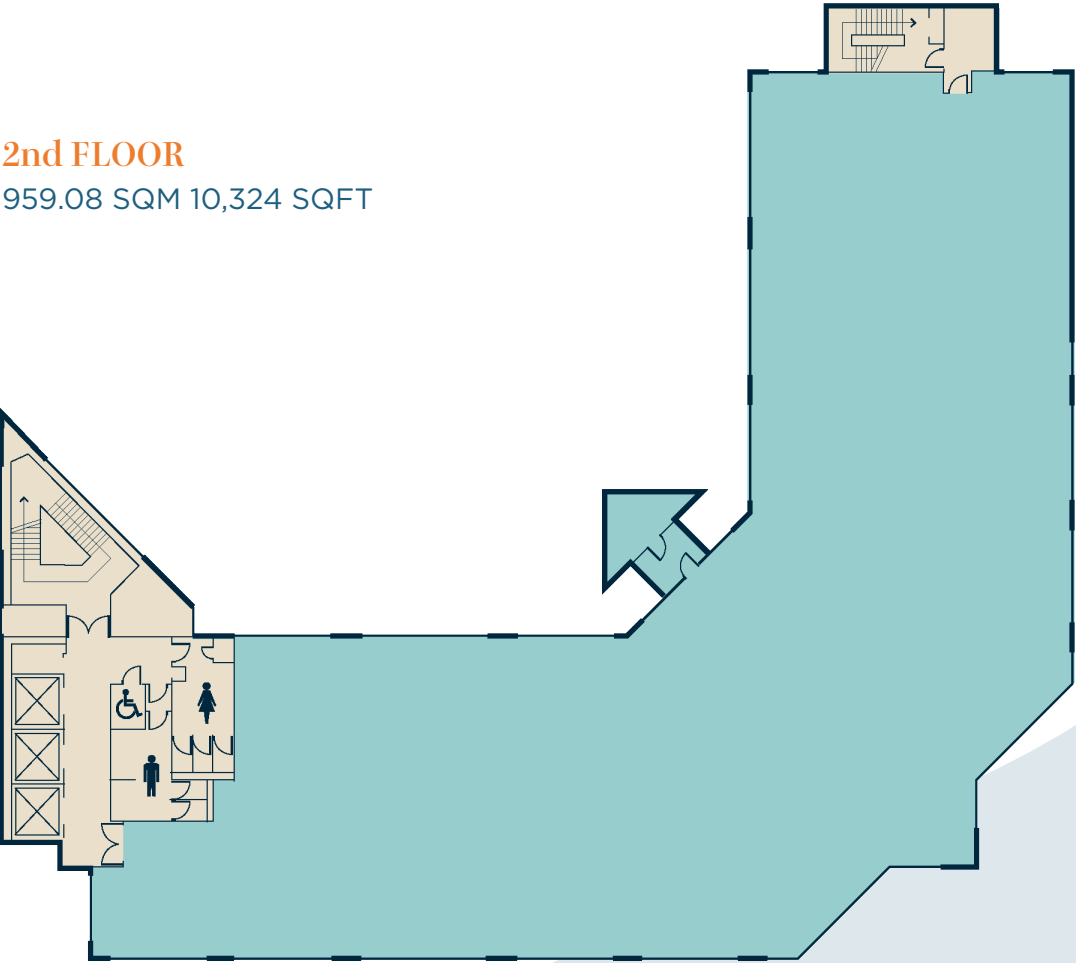


STILL LEEDS' No. 1 LOCATION

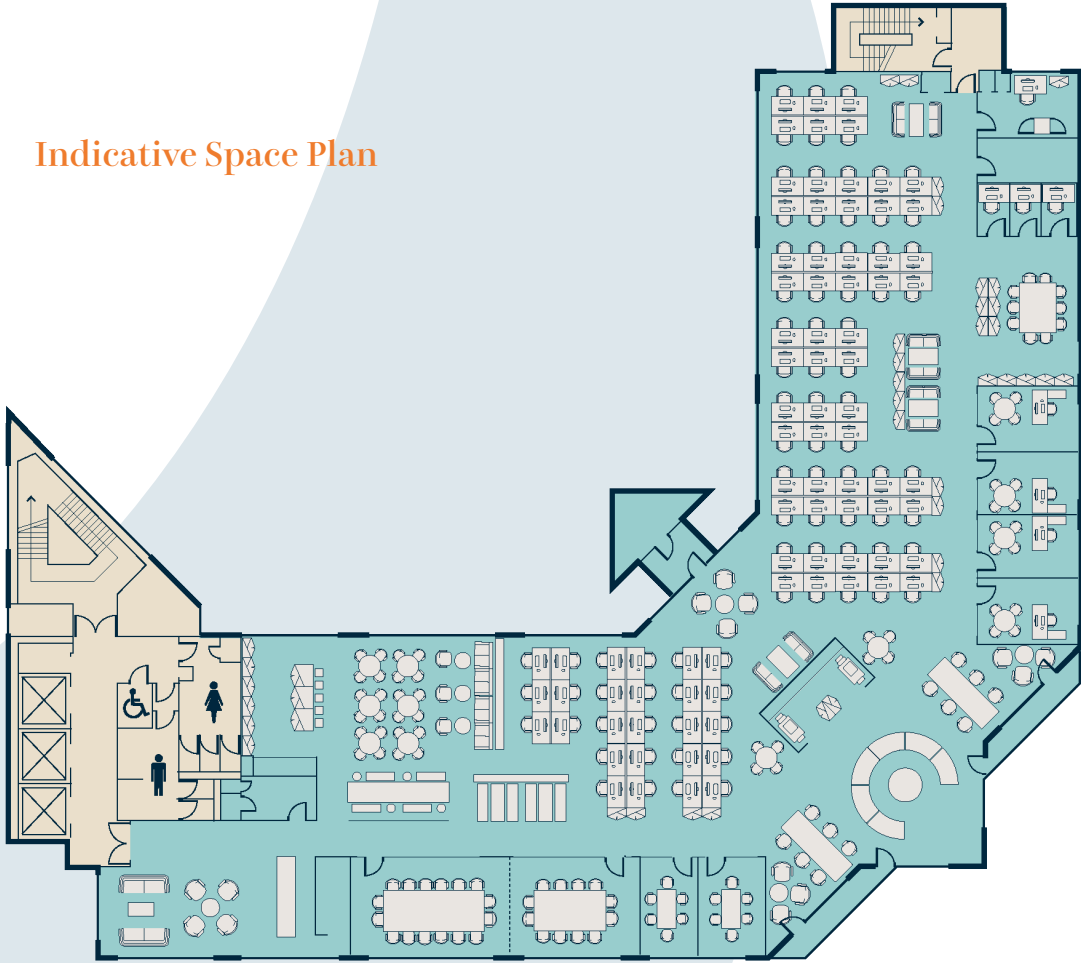
# FLOOR PLANS



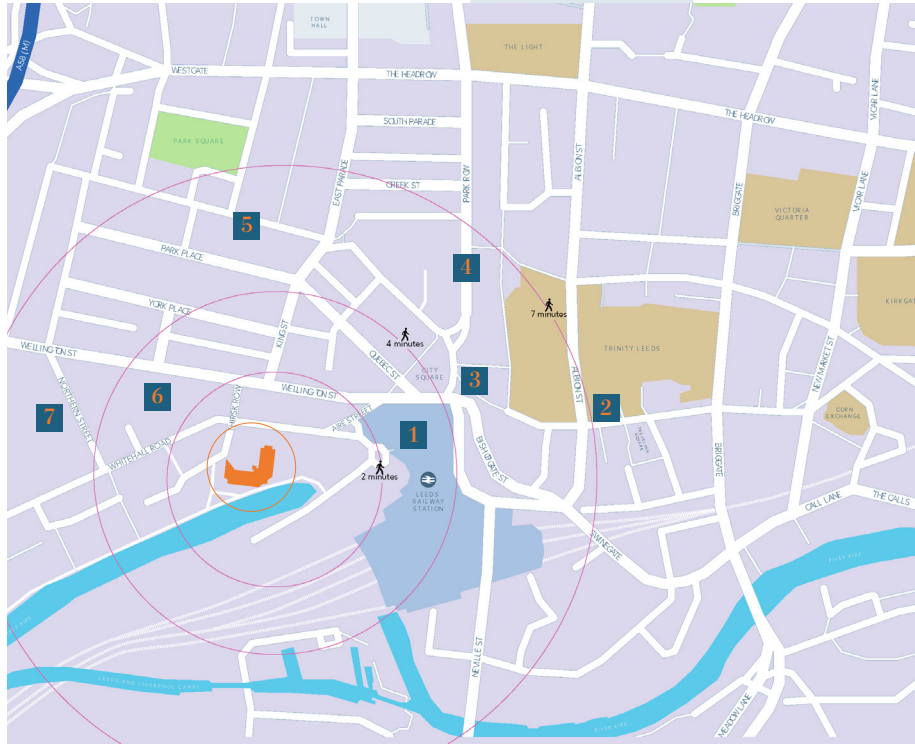
**2nd FLOOR**  
959.08 SQM 10,324 SQFT



**Indicative Space Plan**



STILL LEEDS' No. 1 LOCATION



# 1WQ

## WHITEHALL QUAY

1 Whitehall Quay is nestled at the heart of Leeds, adjacent to Leeds train station. This iconic location offers more than just an office space; it's a gateway to seamless connectivity and an elevated work experience.

Whitehall Road links with the Leeds Inner Ring Road and surrounding motorway network including the M621, M62 and M1.



### 1 Whitehall Quay LS1 4HR

#### 1 Leeds Railway Station

Pret A Manger, Sainsbury's, M&S Foodhall, LEON

#### 2 Trinity Leeds

Yo Sushi, Alchemist, Hotel Chocolat, Botanist, Wagamama, Angelica

#### 3 City Square

Banyan Bar & Kitchen, Restaurant Bar & Grill, Sous Le Nez

#### 4 Park Row

Head of Steam, Gaucho, Riva Blu

#### 5 St Paul's Street

Starbucks, Tesco Express, Philpotts

#### 6 Central Square

M&S Simply Food, Caffè Nero, Toast, The Whitehall

#### 7 Wellington Place

Sociable Folk, Veeno, Good Luck Club, Mad Frans Bar



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## Car Parking

On site car parking spaces are available, further details on request.

## Rates

The current rateable value is £186,000.

## Terms

The premises are available by way of an assignment of the current lease which is for the term of years expiring 18th July 2029 at a passing rent of £232,290 per annum subject to an upward only rent review on 19th July 2024. The premises are available in their present format to include meeting rooms, desks, chairs, and furniture making it ideal for immediate occupation, alternatively the suite can be made available as a clear floor plate.

## EPC

The property has been assessed as having an EPC rating of C67.

## Service Charge

There is a capped Service Charge, further details on request.

## VAT

All prices quoted are exclusive of VAT which will be charged at the prevailing rate.

**HEANEY  
MICKLETHWAITE**  
PROPERTY CONSULTANTS

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