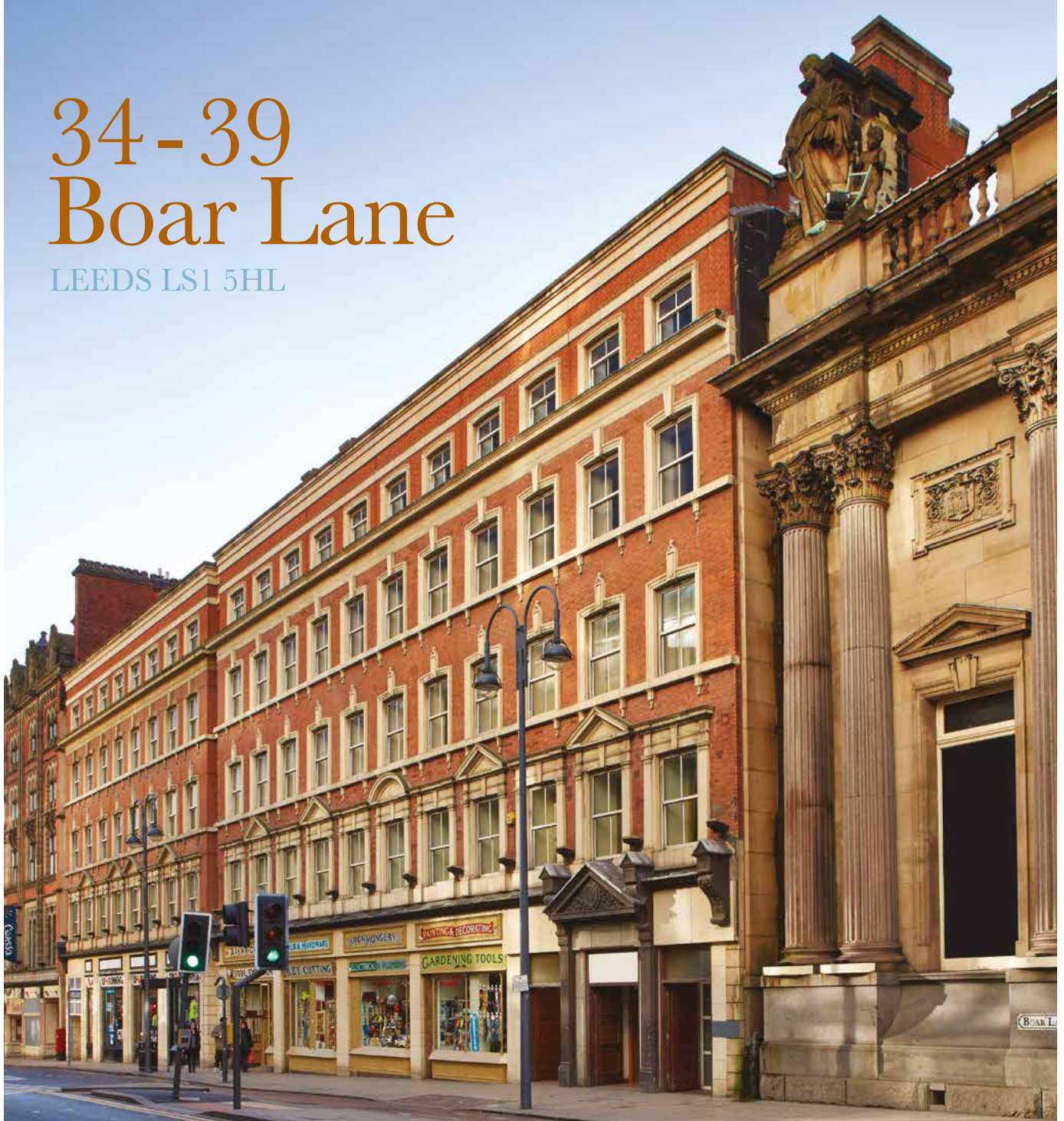


34 - 39 Boar Lane

LEEDS LS1 5HL



TO LET

CITY CENTRE OFFICE SPACE DIRECTLY OPPOSITE LEEDS RAILWAY STATION
UNRIVALLED AMENITIES ON DOORSTEP
1,535 sq ft (142 sq m) - 24,658 sq ft (2,290 sq m)

34 - 39 Boar Lane

LEEDS LS1 5HL

Description

A modern refurbished office building within the heart of Leeds behind a striking stone and glass façade. Uniquely positioned within a minute's walk of the train station and the bustling and vibrant Trinity Leeds scheme.

Accommodation

The accommodation is largely open plan and benefits from the following specification:

- Full Access Raised Floors
- Air Conditioning
- Kitchens
- Board and Meeting Rooms
- 5th Floor Balcony
- 3 Passenger Lifts
- Manned Reception
- Car Parking Ratio TBA
- Category 2 Lighting
- Central Heating
- Carpeted Floors

Lower Ground:	1,535 sq ft	(142 sq m)
Ground:	3,550 sq ft	(329 sq m)
3rd:	9,624 sq ft	(894 sq m)
4th:	6,452 sq ft	(599 sq m)
5th:	3,497 sq ft	(324 sq m)
TOTAL	24,658 sq ft	(2,288 sq m)

Terms

The accommodation is available to let by way of a new sub lease(s). Full lease details and further information on quoting rents are available upon request.

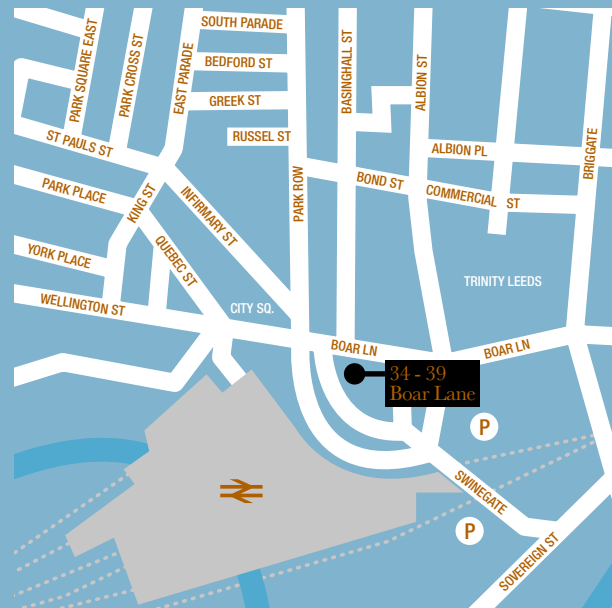
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Location

Situated in the heart of Leeds city centre, immediately opposite the railway station and Trinity Leeds shopping centre, 34-39 Boar Lane could not offer a more central location with unrivalled amenities on the doorstep and excellent public transport links.



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