



OFFICE TO LET SECOND FLOOR

35 sq m (382 sq ft) – 83.6 sq m (900 sq ft)

ALL INCLUSIVE RENTALS ON FLEXIBLE TERMS



2 QUEEN STREET LEEDS, LS1

LOCATION

2 Queen Street is prominently situated within 5 minutes walking distance of Leeds City Station within Leeds traditional professional core. The location benefits from immediate access to the Inner Ring Road and the City Centre Loop and is within easy access to the region's motorway network. Queen Street is within the prime professional core of Leeds City Centre and is amongst the fast developing highly acclaimed West End of the city. In a close vicinity are an array of restaurants, bars, coffee shops as well as other period office buildings.

DESCRIPTION

Queen Street is a four storey period office building which has just undergone an impressive full refurbishment and decoration programme:-

- Brand new carpets and decoration throughout
- Surface mounted and suspended Category 2 lighting and contemporary feature lighting
- Sleek new kitchen
- Buzzer entry system

- Fully alarmed on a floor by floor basis
- Brand new shared WC facilities
- Gas central heating
- Category 2 data cabling
- 5 large workstations
- 2 small workstations
- 9 Chairs
- 6 Telephone Handsets with 10 DDI nos on Alcatel “pay as you go” system

The open plan office accommodation available is situated on the second floor. There is also the benefit of a large boardroom, which is available at a separate rate and at times to be agreed, which will offer an occupier the flexibility of having their own self contained suite in this impressive period building. The suite can also be split to provide accommodation from 382 sq ft (35 sq m).

ACCOMMODATION

	Sq M	Sq Ft
Suite 1	35	382
Suite 2	48	517
Whole Floor	83.59	900

CAR PARKING

On street parking is available immediately outside the building.

ALL INCLUSIVE RENTAL

The accommodation is available on an all inclusive rental and rates basis on internal repairing terms and on a flexible lease basis, (exact term to be agreed).

The rent includes:

- Furniture
- Heating
- Electricity
- Water
- Gas
- Cleaning of common parts

Rates are payable separately. IT and telephone connections, which are billed separately, have already been installed into the suite and therefore set up costs will be kept to an absolute minimum.

Please call for the quoting figures.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VIEWING/FURTHER INFORMATION

Please contact the sole letting agents, BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP – FAO : Sarah Ritchie – sarah.ritchie@bnpparibas.com.



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