



# REGENT HOUSE

QUEEN STREET, LEEDS LS1 2TW

To Let

**HIGH QUALITY,  
FULLY REFURBISHED  
OFFICE SUITES WITH  
ON-SITE PARKING**

1,097 - 3,535 sq ft

**Last Floor  
Remaining**



## LOCAL OCCUPIERS



Ministry  
of Justice



HM Revenue  
& Customs

**sky** betting  
& gaming

**wardhadaway**  
lawfirm

**BUROHAPPOLD**  
ENGINEERING

**M**  **MAZARS**

**WillisTowersWatson** 

## HIGH QUALITY, REFURBISHED OFFICES

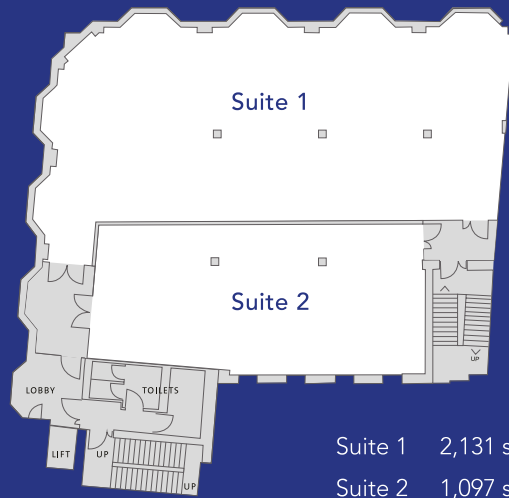
Regent House is prominently located at the intersection of Wellington Street and Queen Street in the Commercial Business District of Leeds city centre. Leeds Railway Station, Marks & Spencer and various bars/restaurants/coffee shops are within a few minutes walk.

## A SMART SPECIFICATION

-  Newly Refurbished
-  Full Access Raised Floor
-  Modern Suspended Ceiling
-  LED Lighting
-  Secure Basement Parking
-  Excellent Natural Light
-  Gas-Fired Central Heating
-  WC Facilities

## ACCOMMODATION

The floor has been measured to have a NIA of approximately 3,535 sq ft and is available both as a whole or in part with suites from 1,097 sq ft.



Suite 1 2,131 sq ft (198 sq m)

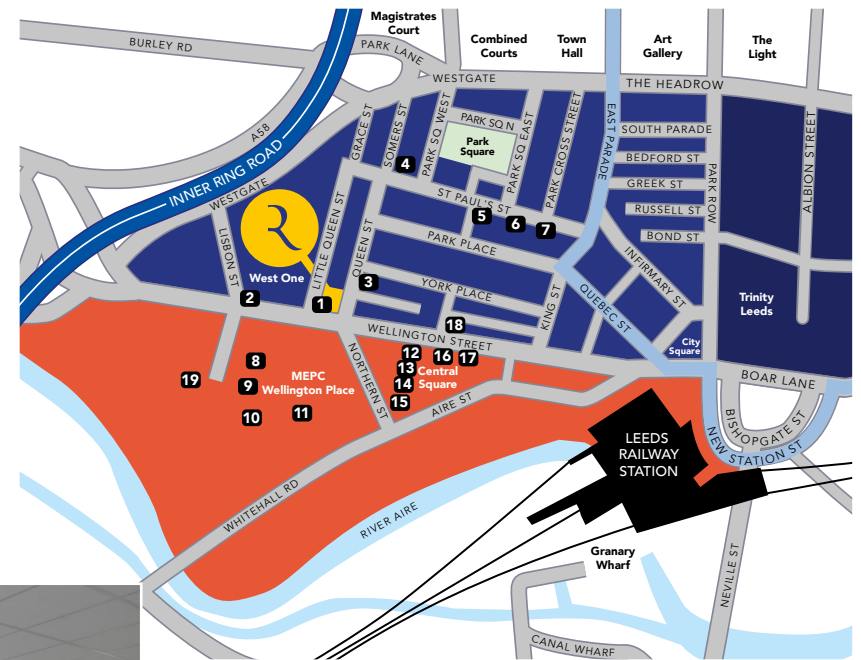
Suite 2 1,097 sq ft (102 sq m)

## AN IDEAL BUSINESS LOCATION

Regent House is in a desirable location for commercial occupiers. The property is ideally located for easy access to all public transport networks and the regional motorway network. Leeds Retail Core is a five minute walk away.

## AMENITIES

- |                    |                       |
|--------------------|-----------------------|
| 1. Editors Draught | 11. Veno              |
| 2. Starbucks       | 12. Greggs            |
| 3. My Thai Leeds   | 13. Co-op             |
| 4. Pizza Express   | 14. Lazy Lounge       |
| 5. Philpotts       | 15. Mans Market       |
| 6. Tesco Express   | 16. Caffè Nero        |
| 7. Starbucks       | 17. M&S Foodhall      |
| 8. Caffè Nero      | 18. Wild Bar          |
| 9. Sociable Folk   | 19. Sainsbury's Local |
| 10. Good Luck Club |                       |



## EPC

The property has been assessed as having an energy rating of E(107). A full copy of the EPC is available on request.

## RATES

The third floor has been assessed to have a Rateable Value of £33,500.

(For further information on the rates payable please contact the sole agents of Leeds City Council's business rates team).

## TERMS

The accommodation is available to let both as a whole and by suite to suite basis by way of a new effective Full Repairing and Insuring lease for a term to be agreed. Rent upon application.

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