



One York Place

LEEDS LS1 2DR

TO LET

1,520 - 3,460 SQ FT

One York Place

**High quality
offices in a
most attractive
building**

One York Place is an extensively refurbished high quality office building comprising ground and 4 upper floors with a secure basement car park.



**Specification
includes:**



Mesh suspended ceilings



Cycle Storage



Raised Floors



Newly Refurbished



Fully fitted Kitchen



New Air Conditioning System



Male and Female WCs



Shower Facilities

One York Place

Strategically situated at the heart of the city

One York Place is situated directly opposite The Bank of England within the heart of the professional and business sector of Leeds city centre.



Local Occupiers

1 Leeds Train Station	7 Caffè Nero	13 Good Luck Club	19 Iberica	25 Leeds Art Gallery
2 Wolfox	8 Sociable Folk	14 Nosh	20 Blackhouse	26 Leeds Town Hall
3 M&S Simply Food	9 My Thai	15 Miah's Kitchen	21 La Bottega Milanese	27 Brød Sandwich Bar
4 Toast	10 IF... Up North	16 Starbucks	22 Riva Blu	28 Union Coffee House
5 Lazy Lounge	11 Editors Draught	17 La Bottega Milanese	23 Gaucho	29 Senbon Sakura
6 Co-op	12 The Place	18 Bagel Nash	24 Caffè Nero	30 Fint



One York Place

Accommodation

The first floor of One York Place provides a total net internal floor area of 3,460 sq ft. Suites are available of 1,520 sq ft and 1,905 sq ft.

Parking

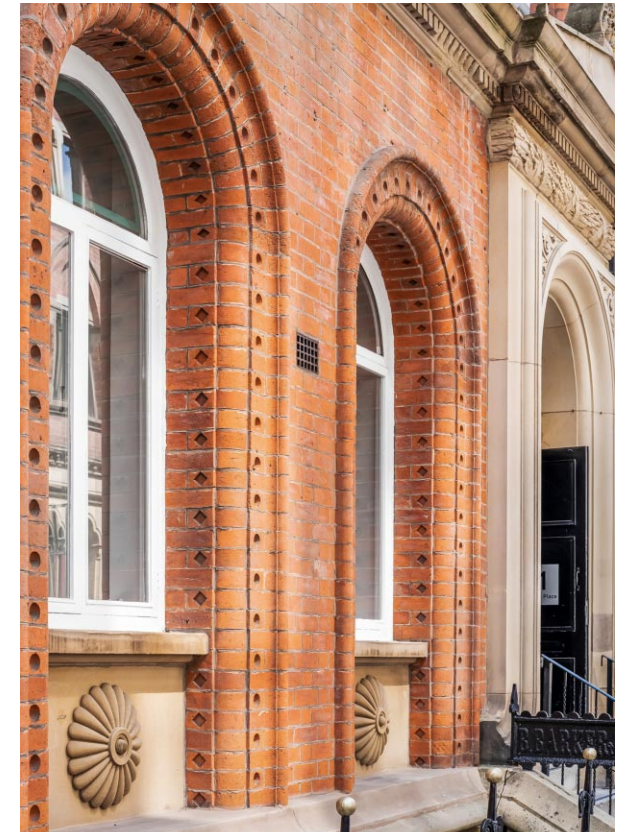
There are 2 parking spaces specifically allocated with the available accommodation within the private, secure basement car park.

Rates

The available accommodation is assessed as having the following rateable values: 1st floor - £51,500. This provides for extremely reasonable rates payable figures.

Terms

Office suites within One York Place are available by way of new full repairing and insuring leases for a term to be negotiated and agreed. Short term and flexible lease deals are available. Details of the commencing rental are available on application from the agents.



Viewing / Further Information

For further information or to arrange a viewing please contact the sole letting agents:



Clem McDowell

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James Jackson

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