

**WE'RE
READY
FOR YOU...**

**Plug and Play
Grade A Office Space
14,207 sq ft**



3rd Floor at

SIX
QUEEN STREET

LEEDS, LS1



ALL THAT'S NEEDED IS YOU

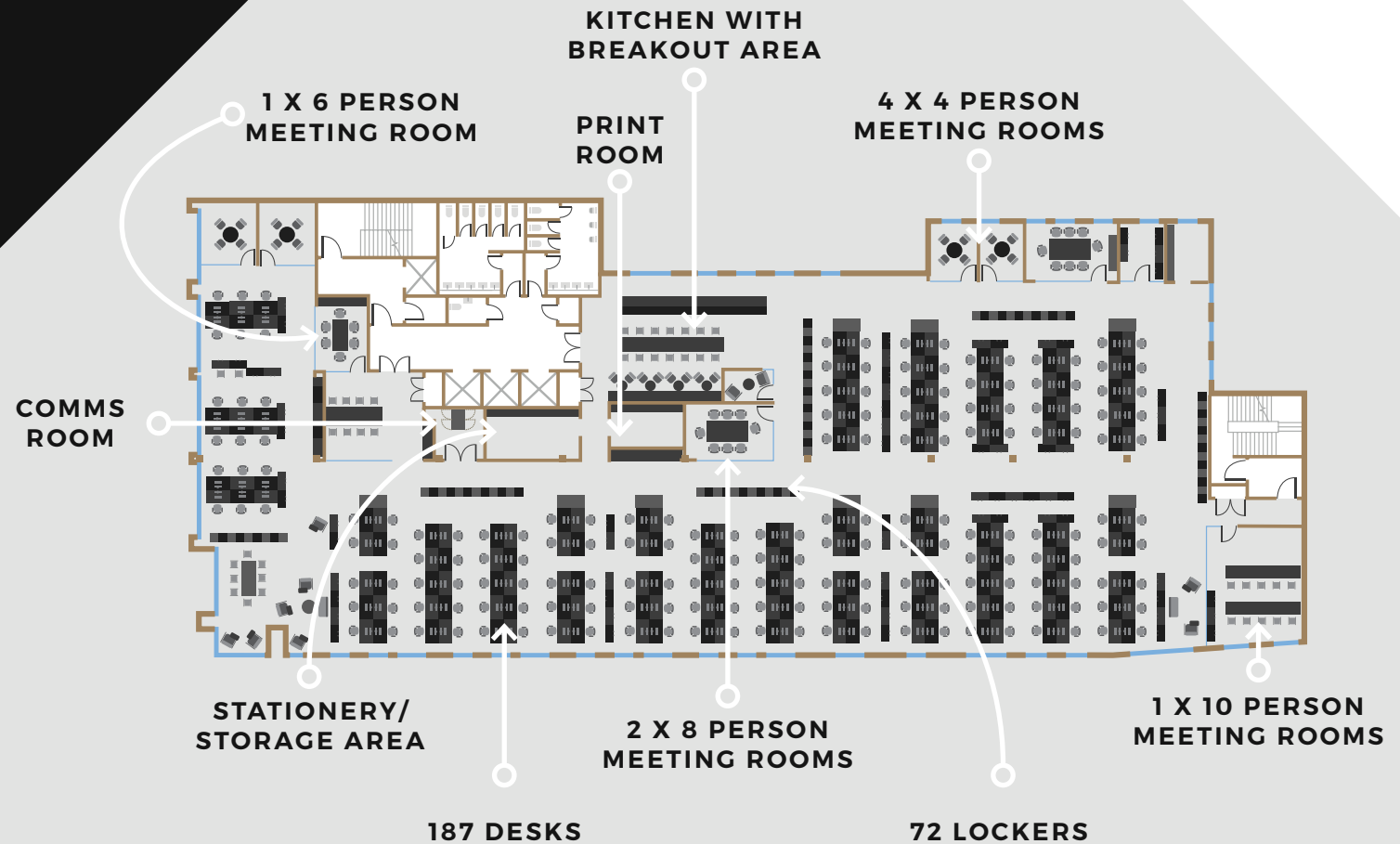
6 Queen Street is a prime Grade A office building positioned within Leeds' Central Business District and is the home of some high calibre, prestigious occupiers.

Available for immediate occupation, the third floor at 6 Queen Street comprises 14,207 sq ft and provides an occupier with some of the best fitted out office space currently on the market.

THE DETAILS

The building has been designed and built to meet the requirements of the discerning occupier with particular emphasis on sustainability and building efficiency coupled with a Grade A specification which includes the following:

- **GRADE A 'PLUG & PLAY' SPACE**
- **QUALITY BREAK OUT SPACE AND KITCHEN FACILITIES**
- **DOUBLE HEIGHT RECEPTION**
- **VRF AIR CONDITIONING**
- **RAISED ACCESS FLOORS**
- **METAL TILED SUSPENDED CEILING**
- **2.8M FLOOR TO CEILING HEIGHT**
- **LED LIGHTING WITH ENERGY EFFICIENT PIR DETECTION**
- **FLOOR TO CEILING GLAZING**
- **BREEAM 'EXCELLENT'**
- **SHOWERS & CHANGING FACILITIES**
- **CYCLE STORAGE**
- **10 SECURE BASEMENT CAR PARKING SPACES**



TOTAL SPACE AVAILABLE
14,207 SQ FT

ALL IN AN ESTABLISHED LOCATION

Situated centrally within Leeds' main Commercial destination, 6 Queen Street is ideally placed to benefit from all that you need as an occupier with a host of amenities on the doorstep.

The building is well connected for public transport links with Leeds Railway Station being only a few minutes walk and the A58(M) inner ring-road within easy reach.

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



TERMS

The 3rd floor is available by way of a Sub-Let or Assignment until 15th May 2027.

VAT

The premises has been elected for VAT. Further information is available on request.

EPC

The building has been assessed to have an EPC rating of A.

*To experience fully please view in full screen

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