

# PLATFORM

## LEEDS



### AVAILABLE NOW

HIGH QUALITY FITTED OFFICE  
SUITE - 4,995 SQ FT (464 SQ M)

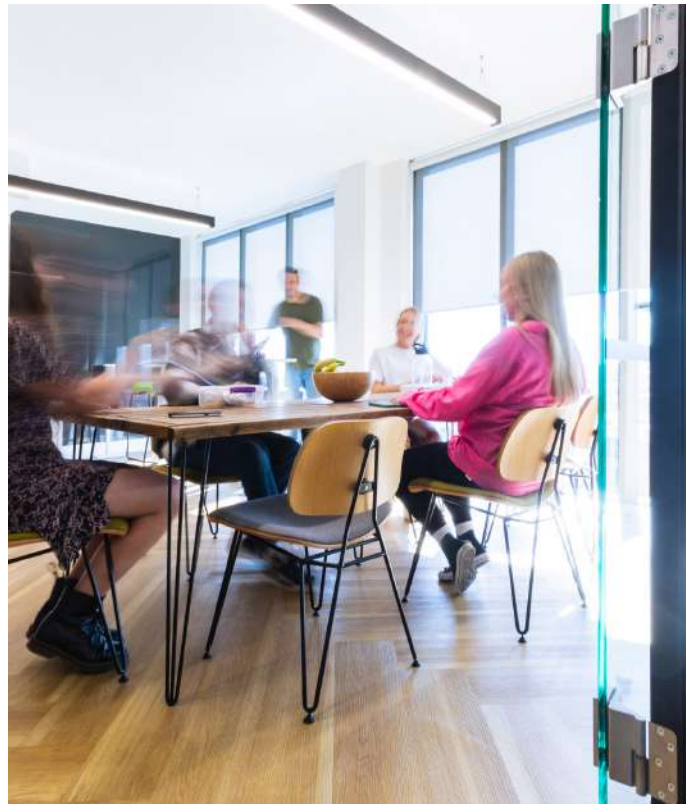
8TH FLOOR, PLATFORM, NEW  
STATION STREET, LEEDS, LS1 4JB





**Platform is a prime Grade A office building ideally situated in the heart of Leeds City Centre and directly connected to Leeds train station.**

Suite 8A is ready for immediate occupation and comprises 4,995 sq ft of the best quality fitted space available.

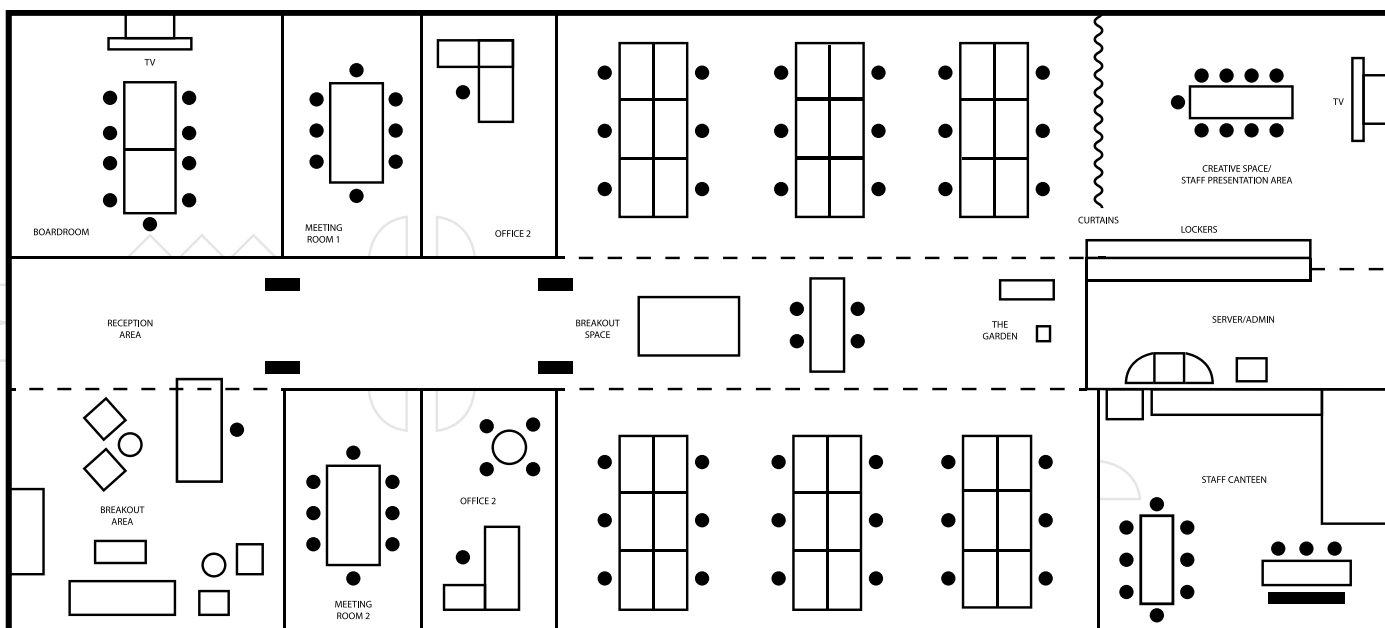


### Specification

- Grade A 'plug & play' space
- High quality fit-out & furniture
- Air conditioning
- Energy efficient LED lighting
- Full height glazing
- Full access raised floors
- Reception, lounge, meeting, event & breakout spaces
- Showers, changing rooms & locker facilities
- Secure cycle storage
- Onsite car park
- Communal roof terrace
- BREEAM Excellent
- EPC A

The space has been designed to be used on a low-density desk allocation but is flexible and can easily be adapted to suit the needs of a range of requirements from 30 - 80 fixed workstations. The current arrangement comprises the following:

- Dedicated reception area
- 36 workstations
- Hotdesking spaces
- Flexible working areas
- 2 x 8 person meeting rooms
- 2 x private offices
- Boardroom
- Kitchen / breakout area
- Creative space / presentation area
- Server room
- Lockers



**Platform occupies the best connected transport and local amenity location in all of Leeds, located right next door to Leeds train station in the heart of the city centre and less than 5 minutes walk from Trinity Leeds.**

On-site amenity access includes shared Lounge with breakout space, private phone booths and open plan kitchen, meeting rooms and event space for up to 64 people, roof terrace, car parking, secure cycle storage and showers.

Suite 8A is available on flexible lease terms to be agreed. Further information is available upon request, please contact the sole letting agent Cushman & Wakefield.



**For further information please contact the sole letting agents:**

**Sam Jamieson**  
T: 0113 233 7312  
E: sam.jamieson@cushwake.com

**Alice Gilman**  
T: 0113 233 7359  
E: alice.gilman@cushwake.com

**November 2023**