

FLX

31 YORK PLACE

Leeds LS1 2BA

Flexible, Design-Led Workspaces To Let
4 – 28 Desk Fitted Offices



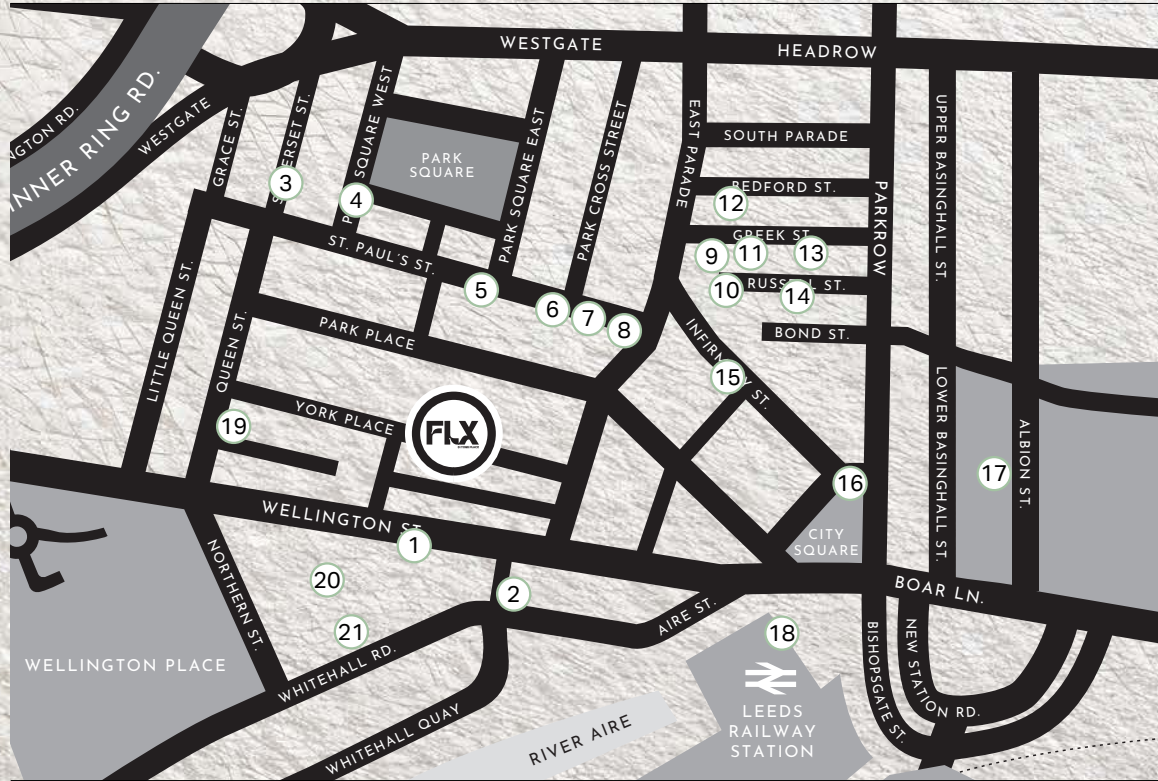
Explore fresh workspaces at FLX, offering endless opportunities to connect and collaborate.

Situated on the 1st floor at 31 York Place, with 5 newly updated office suites. With space for 4-28 desks, an office at FLX offers all the essentials for your team to thrive. Suites are all inclusive starting at £659 per month + vat, including:

- On-site gym
- Shared bookable meeting room
- Shared kitchen breakout space
- Manned reception



Location



- | | |
|-------------------------|---------------------------|
| 1. Caffè Nero | 12. All Bar One |
| 2. Shokupan | 13. The Lost & Found |
| 3. Bagel Nash | 14. La Bottega Milanese |
| 4. La Bottega Milanese | 15. The Box |
| 5. Philpotts | 16. Banyan |
| 6. Tesco Express | 17. Trinity Leeds |
| 7. Starbucks | 18. Leeds Railway Station |
| 8. Dirty Martini | 19. My Thai |
| 9. Tattu | 20. Greggs |
| 10. Blackhouse | 21. Tesco |
| 11. Dakota Deluxe Hotel | |

From cafés to popular restaurants to shopping, there is an abundance of amenities on the doorstep. Whether it be a quick sandwich at lunch, a relaxing restaurant to entertain clients or simply a stroll around Leeds Retail Quarter, the location of FLX has all your needs covered.

5 MINUTE WALK TO LEEDS TRAIN STATION

8 MINUTES WALK TO TRINITY SHOPPING CENTRE

Leeds offers a desirable working and living lifestyle as one of the North of England's best-connected cities, with a wealth of retail, leisure and commerce offerings, including the iconic shopping centres of Trinity and Victoria Quarter. City centre restaurants, cafes and bars offer a variety of cuisine and thrive from the business and leisure custom.

FLX is prominently situated within the heart of the prime Central Business District of Leeds City Centre, fronting York Place, and surrounded by the city buzz. Historically centred around Park Square, the financial quarter has been pulled westward over recent years by the success of MEPC's Wellington Place development, resulting in York Place being right at the centre of the newly expanded district.

FLX benefits from its proximity to excellent public transport links. Leeds city railway station is a five-minute walk to the south-east, and convenient access to the bus network is available within a two-minute walk to Wellington Street, a primary arterial route of the city.





Shared Breakout Space



On-site Gym



Bookable Meeting Room

Communal Areas



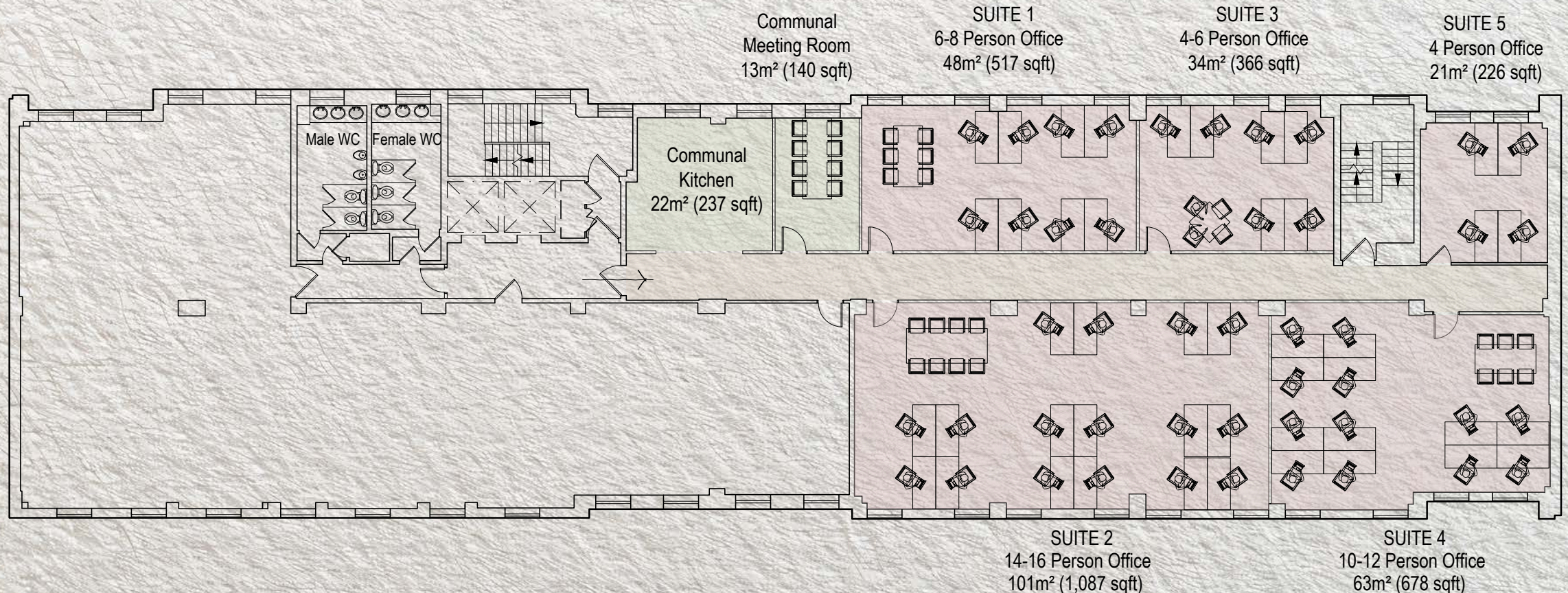
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A ground floor reception fronts York Place, as well as two eight-person passenger lifts which access the FLX suites on level one.

FLX suites benefit from the following specification:

- Combination of suspended and exposed ceilings with recessed lighting in common areas
- Three-compartment perimeter trunking
- Male and female WC facilities
- Aluminium double-glazed windows
- Commissionaire and 24/7 access
- Shops, restaurants and cafés on the doorstep
- Access to tenant-only gym and showers
- Cycle storage facilities
- Bookable meeting room
- Communal kitchen for FLX occupiers
- Plug & play capability, each suite has its own connectivity (data capacity 1G)

A modern workspace to suit your needs





Suites

Terms

Rent

Available upon application.

VAT

All prices quoted are excluding but may be liable to VAT.

Service Charge

Service Charge is inclusive in the rent.

Lease

The property is available by way of a flexible lease.

Business Rates

For information please contact the joint agents.

EPC

EPC rating C75.





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