

THE BOURSE

LEEDS

OFFICE SPACE TO LET



THE BOURSE

THE BOURSE

STERLING
HOUSE

THE BOURSE
ap

A landmark business address in the heart of Leeds city centre.

Occupying a superb position on Boar Lane, The Bourse sits at the pulse of Leeds' vibrant commercial and cultural quarter, surrounded by retail, dining and leisure amenities — and just a short, two-minute walk from Leeds Railway Station.

This distinctive Grade II listed development has been carefully modernised to deliver a unique office destination. Arranged around a private courtyard, The Bourse comprises three individually identifiable buildings — Equity House, Sterling House and Bond House — all serviced via a large reception, creating a commanding presence on Boar Lane.

The Bourse offers a mix of different **office accommodation options of high standard**, blending contemporary specification with period character. The offices offer flexible workspaces complemented by quality finishes and modern amenities. Offices range from one desk space to 4306 sq.ft on one floor. On site parking available.





Property Description

The main entrance is via Sterling House, occupying a central position at the head of the enclosed courtyard area with Equity House to the left and Bond House to the right. The overarching decorative architectural theme is of predominantly stone façades with arched windows and a slate mansard roof. The main striking alteration during the late 20c. redevelopment is the full façade glazing at the head of the courtyard providing a dramatic contrast between old and new and a high quality sense of arrival to the property.

1 EQUITY HOUSE

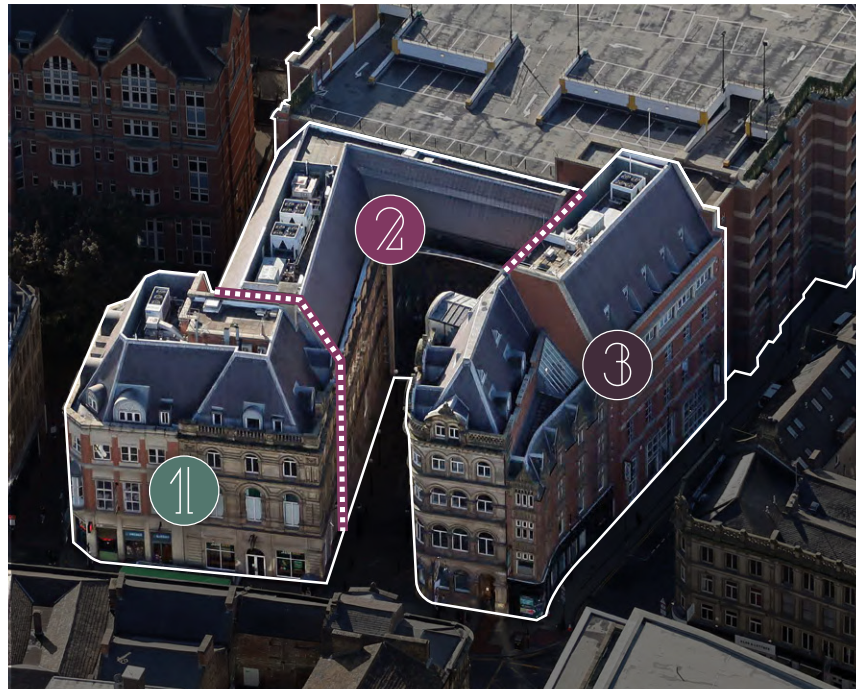
Equity House is the smallest of the three buildings, providing office space over three upper floors with two retail and one restaurant / leisure unit on the ground floor. Access to the upper floors is via a reception lobby off the courtyard. The construction is more recent than the rest of the property and has a combination of brick and stone elevations with an oriel corner window. Specification includes raised floors, new suspended ceilings, new LED lighting and 1 x 8 person (630kg) passenger lift.

2 STERLING HOUSE

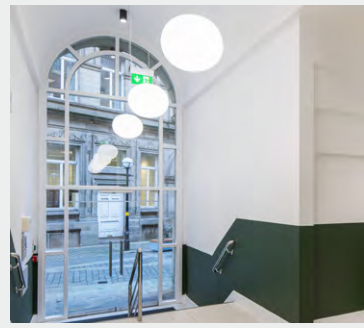
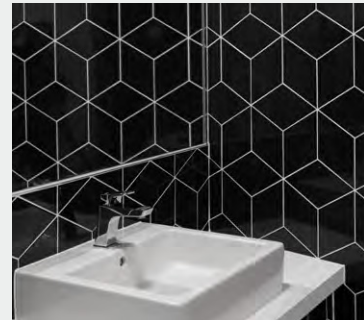
Sterling House provides a large reception area with 2 x 8 person passenger lifts providing access to all floors and the wider property. It is an L-shaped building centrally positioned between Equity and Bond House. Sterling House solely provides office accommodation with traditional floorplates, overlooking the courtyard on the west through to Trevelyan Square on the east. Specification includes part refurbished suites with raised floors, new suspended ceilings and new LED lighting.

3 BOND HOUSE

Bond House is the largest building of the development and has frontages to the central courtyard and New Station Street to the west, which is undergoing a significant public realm redevelopment to improve the area around the Train Station. Bond House has two restaurant / leisure occupiers over lower ground and ground floors with four storeys of offices above. The refurbished suites are to the same standard as Equity and Sterling House. The building is of stone construction to the elevations facing the courtyard and Boar Lane with brick elevations to New Station Street. There are 2 x 8 person passenger lifts serving the building.



BOOK VIEWING
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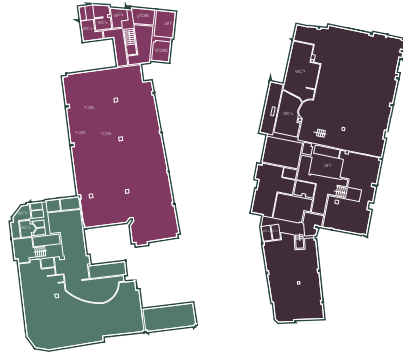
Building Layout

1 EQUITY HOUSE

2 STERLING HOUSE

3 BOND HOUSE

Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



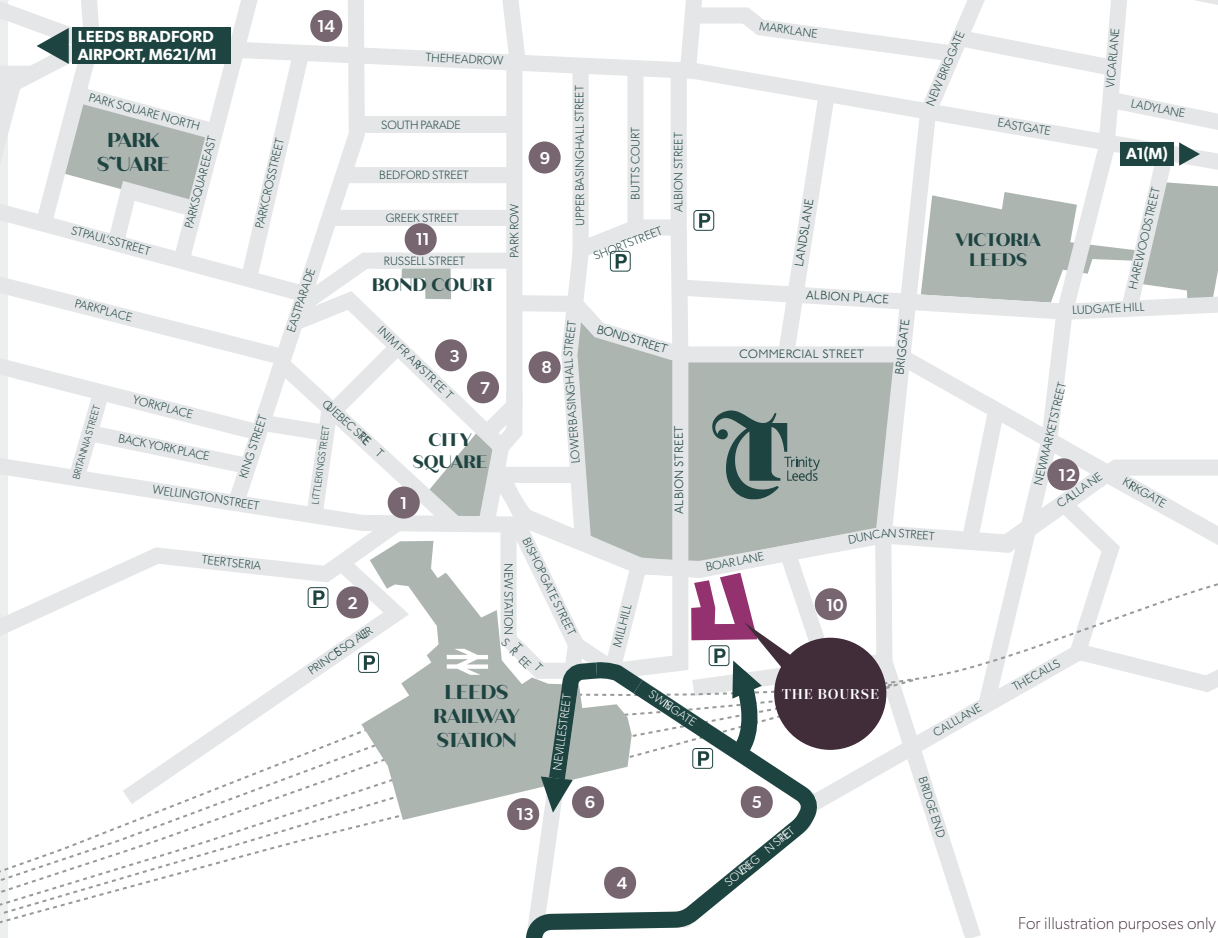
Mezzanine



Location

The property is situated on Boar Lane, 100 yards from the eastern and primary entrance to the Train Station. The area is currently undergoing a significant public realm regeneration to alter the traffic flow into the city centre and how pedestrians approach the train station in Leeds. As a result, The Bourse is benefiting significantly as daily footfall is encouraged towards the development with the redirecting of traffic. Adjacent, Trevelyan Square is also seeing significant improvement with the letting to Trinity College which is going to attract further footfall and retailer opportunities to the vicinity.

The multi-storey car park to the rear is the main car park for Land Securities Trinity Shopping Centre which has become Leeds' primary shopping location. The car park has been a consideration in the redirection of traffic and is likely to continue to be popular with commuters as a result. The Bourse's location in the heart of the city centre and close to the 'golden triangle' of City Square, makes it one of the most desirable addresses in Leeds, with both business and retail on the doorstep.



For illustration purposes only

KEY

1. Channel 4
2. DLA Piper
3. Knight Frank
4. KPMG
5. Addleshaw Goddard
6. BT
7. Deloitte
8. Pinsent Masons
9. University of Law
10. Marriott Hotel
11. Dakota
12. Corn Exchange
13. Hilton Hotel
14. Town Hall





ASDA HOUSE

DIRECT LINE

HILTON

KPMG

BT

ADDLESHAW GODDARD

THE BOURSE

TO BE TRINITY COLLEGE

MARRIOTT HOTEL

CITY SQUARE

Trinity
Leeds

Victoria Leeds

FOR BOOKINGS AND ENQUIRIES

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