

# Suite 1A, 14 King Street

Leeds, LS1 2HL  
Prime Office Space To Let  
53.53 Sq M (576 Sq Ft)



**OFFICE SPACE TO LET**  
**ASKING RENT OF £16,000 PER ANNUM**

**Bradley Hall**

# DESCRIPTION

14 King Street comprises a prominent and modern corner office building, arranged over six floors and occupying a highly visible position at the junction of King Street and Quebec Street. The building is of contemporary construction and provides high-quality Grade A office accommodation, benefiting from extensive glazing and dual frontages which afford excellent levels of natural light throughout. The property is served by a manned reception and benefits from high-quality common areas.

Suite 1A is situated on the first floor of 14 King Street, the accommodation is arranged predominantly in an open-plan format, complemented by a partitioned boardroom or private office, making the suite well suited to occupiers seeking desk space for approximately 6–8 people. The layout offers flexibility for a range of professional and administrative uses.

The suite is fitted to a high standard and includes carpeted floor coverings, suspended ceilings incorporating recessed LED lighting, double-glazed windows with fitted blinds, and perimeter power and data cabling.

# KEY SPECIFICATION

- Prime office space to let.
- Manned reception and communal facilities.
- City centre location.
- Size: 54.44 sq m (586 sq ft).

# USE

Office space within use Class E under The Town and Country Planning (Use Classes) Order 1987 (as amended).

# EPC RATING

EPC Rating B



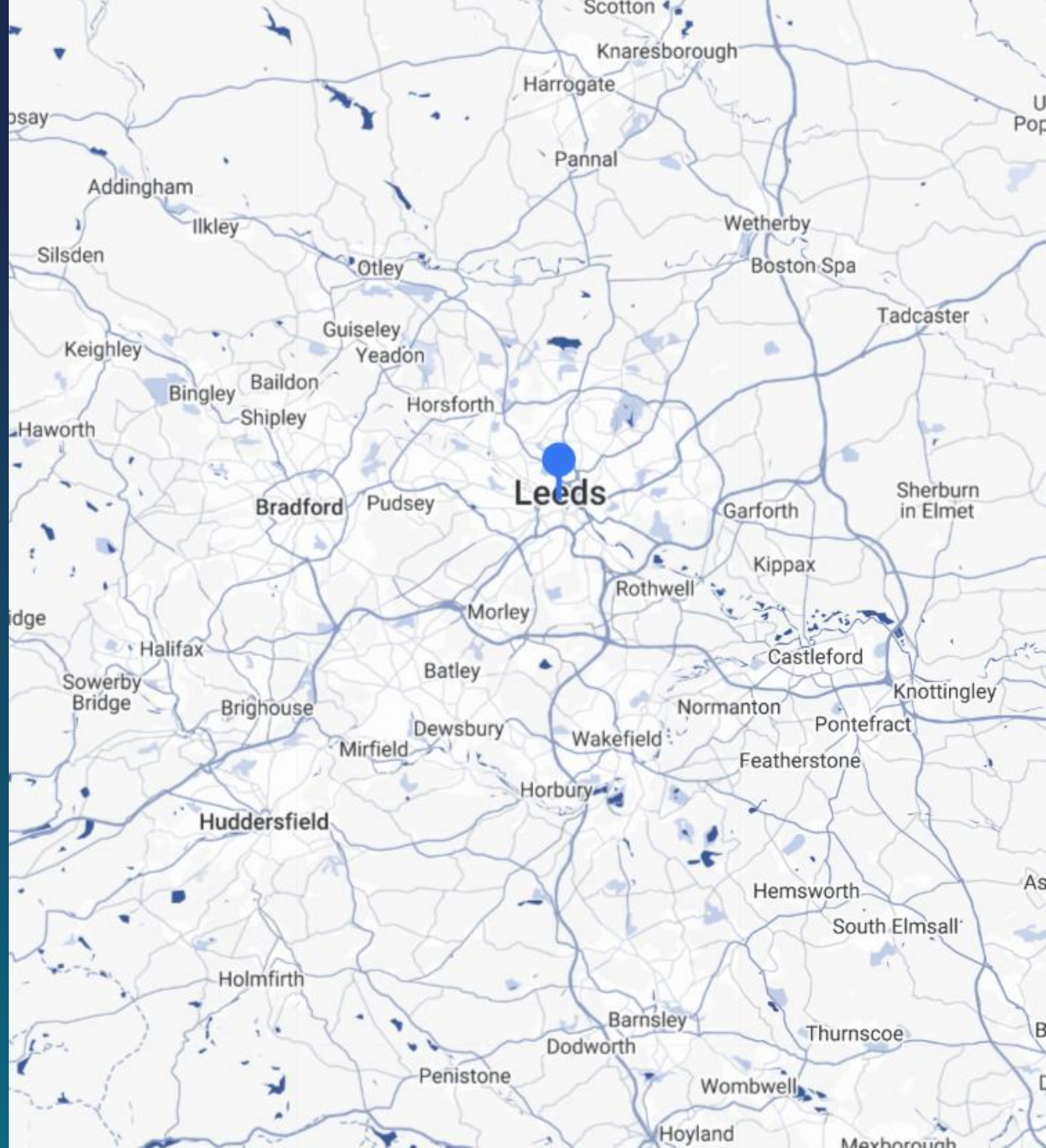
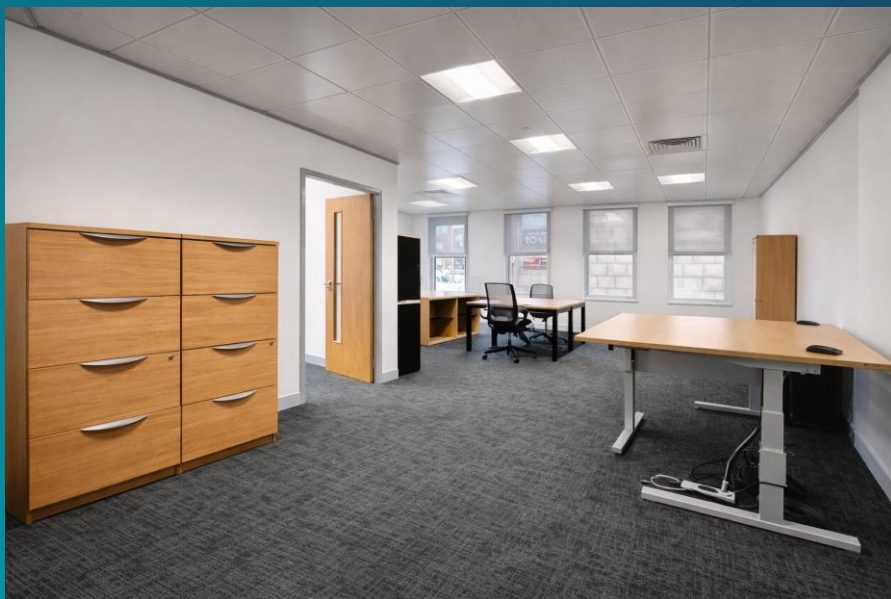
DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
First Floor Office Suite	54.44	586
<b>TOTAL</b>	<b>54.44</b>	<b>586</b>

# LOCATION

Suite 1A, 14 King Street is located in the heart of Leeds city centre, within the city's established prime commercial and professional quarter. King Street is a well-regarded office location, positioned just off Park Row and in close proximity to The Headrow.

The property occupies a central and highly accessible position, with Leeds Railway Station located approximately a short walking distance to the south-west, providing direct regional and national rail connections. The area is also well served by local bus routes, and benefits from convenient access to the city's inner ring road.

The immediate surroundings comprise a mix of modern and period office buildings, together with a wide range of amenities including cafés, restaurants, retail and leisure facilities, all of which enhance the location's appeal to occupiers. Suite 1A is situated on the first floor of 14 King Street, benefiting from the prominence and convenience associated with a central city-centre office address within an established commercial environment.



## TERMS

The property is available To Let on either a license agreement or by way of an underlease.

## SERVICE CHARGE

Please enquire for further details

## VAT

The rent is quoted exclusive of any VAT that may be payable.

## RATING

Office and premises: £12,500 This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## VIEWING

For any enquiries or viewing arrangements please contact us below:

**Henry Bowers BSc (Hons)**

0191 323 7111

Henry.bowers@bradleyhall.co.uk

# Bradley Hall



### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract