



LS1 HEADROW

TO LET

**HIGH QUALITY
CREATIVE OFFICE SPACE**

2,917 sq ft (271 sq m)



LS1 HEADROW

The major refurbishment of LS1 Headrow brings a contemporary industrial feel to the building creating a dynamic working environment, a short walk from Leeds City Station, secure car parking & cycle storage, brand new showers & w/c's, and more.



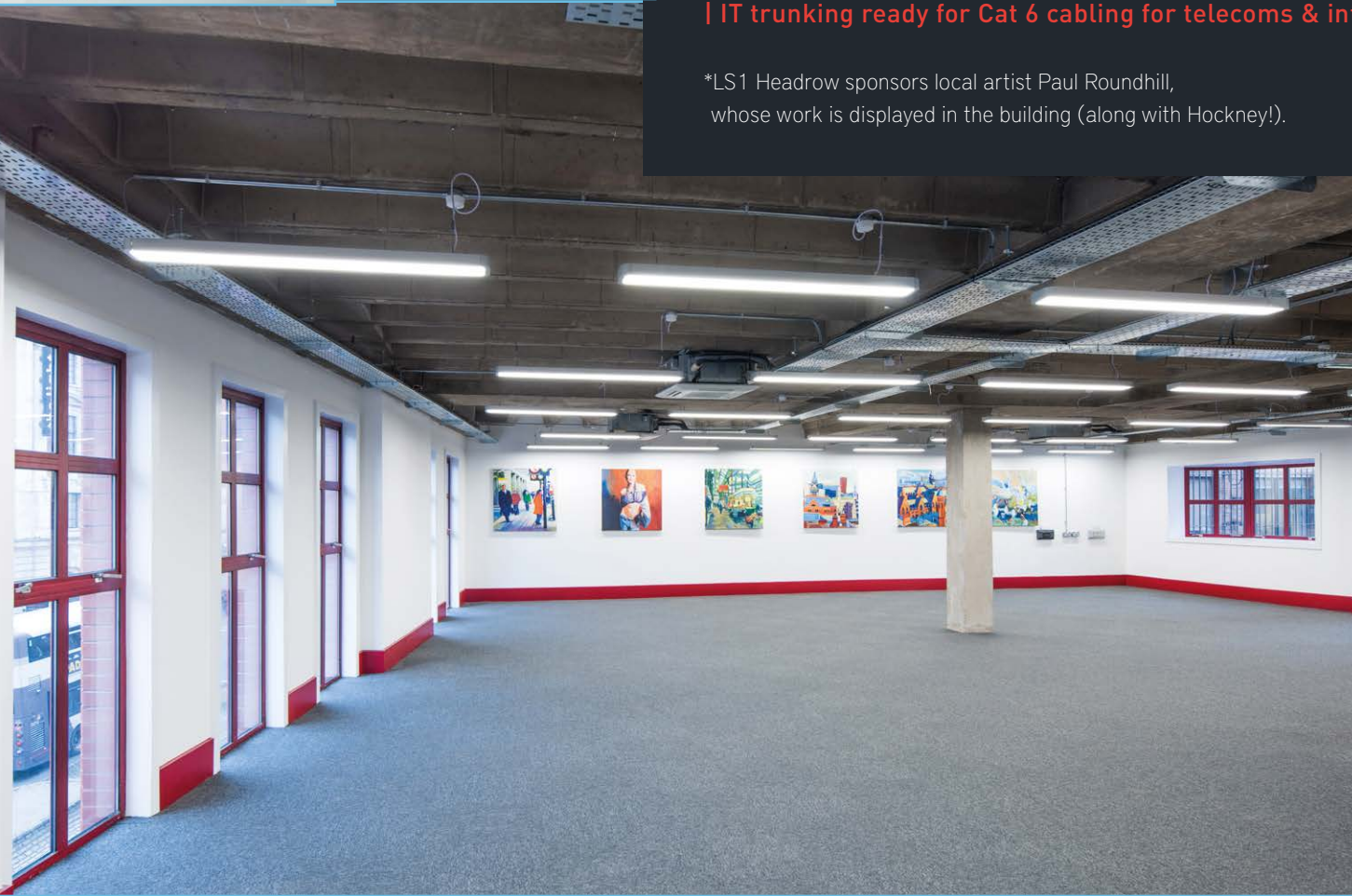


THE SPEC

High quality specification is standard at LS1 Headrow. The boutique office space provides high contemporary office accommodation including the following features:

- | Fully refurbished office suites
- | Passenger lift to upper floors
- | Contemporary decor and fixtures & fittings throughout
- | New w/c's throughout
- | Comfort cooling
- | Stylish energy efficient LED lighting offering an 80% energy saving
- | IT trunking ready for Cat 6 cabling for telecoms & internet

*LS1 Headrow sponsors local artist Paul Roundhill, whose work is displayed in the building (along with Hockney!).



LS1 HEADROW

THE PLAN

2nd



2,917 sq ft
(271 sq m)



THE LOCATION

LS1 Headrow is located immediately opposite 'The Light'. Surrounded by a variety of restaurants, bars and coffee shops, close to the business and professional heart of the city centre. LS1 Headrow is just 5 minutes walk from Leeds City Station and the city's main shopping district is on the doorstep.

LEASE & RENT

The second floor is available to let by way of a new lease on terms to be agreed. Further details upon request.

BUSINESS RATES

The agents will be pleased to advise as to the approximate business rates payable. Alternatively please visit www.voa.gov.uk for rateable value information or call Leeds City Council on 0113 247 6983.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing then please contact Fox Lloyd Jones.



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