



84 Albion Street - Fully Fitted Suites

Leeds, LS1 6AG

84 ALBION STREET, LEEDS - FULLY FITTED SUITES

355 to 2,873 sq ft
(32.98 to 266.91 sq m)

- Ready to go workspace
- Fully furnished & fitted suites available on flexible lease terms
- Each suite includes meeting rooms and a kitchen / break out
- All-inclusive monthly bill
- On site secure parking, cycle storage and shower facilities
- High-speed internet

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Summary

Available Size	355 to 2,873 sq ft
Rent	£1,775 - £5,950 per month Inclusive of fit out/furniture, service charge & utilities
Rates Payable	£7.49 per sq ft
Service Charge	Included within rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Location

84 Albion Street stands as a prominent landmark office building, strategically positioned at the bustling heart of Leeds city centre. This vibrant and busy pedestrian thoroughfare enjoys the advantage of excellent public transport connections, with multiple bus stops and Leeds City Station just a short walk away.

The property's strategic positioning offers close proximity to a wealth of enticing dining options, lively bars, and diverse retail stores, including the vast Trinity Leeds shopping centre.

Description

84 Albion Street provides newly refurbished, fully fitted workspaces ranging from 6-24x desks, featuring newly fitted kitchens, meeting rooms, break out space, desk and task chairs - available immediately!

- Studio 1 - 22x desks - £5,950 pcm (inclusive)
- Studio 2 - 18x desks - £5,280 pcm (inclusive)
- Studio 4: 6x desks - £1,775 pcm (inclusive)

Quoting costs are inclusive of rent, fit out/furniture, service charge & utilities (internet, water, electricity).

The building has the benefit of high quality bike storage and shower facilities.

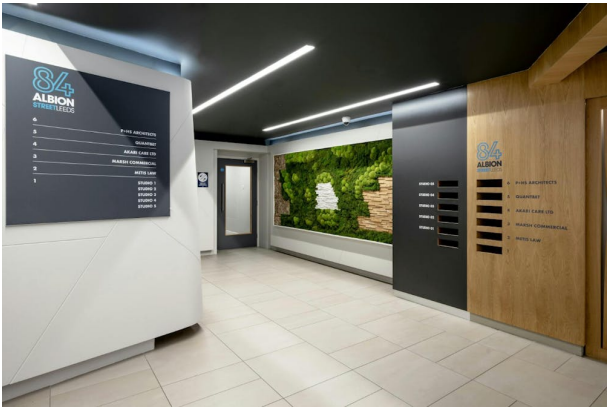
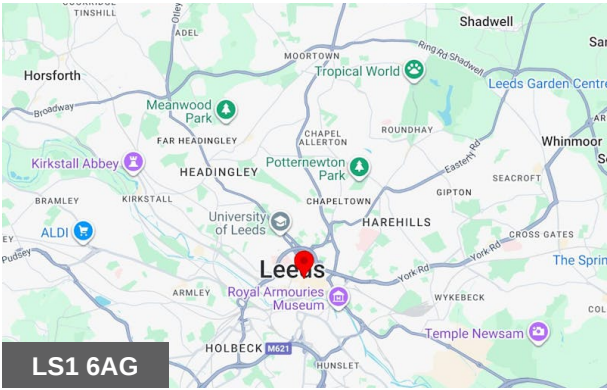
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Studio 1	1,334	123.93	Available
1st - Studio 2	1,184	110	Available
1st - Studio 3	1,884	175.03	Let
1st - Studio 4	355	32.98	Available
1st - Studio 5	301	27.96	Let
Total	5,058	469.90	

Terms

Each suite is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed.



Viewing & Further Information



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