



12 York Place

Leeds, LS1 2DS

To Let - Refurbished Office Suites in a Fantastic City Centre Location

575 to 1,335 sq ft
(53.42 to 124.03 sq m)

- On site car parking
- Refurbished
- Fitted meeting rooms
- Kitchen facility



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Summary

Available Size	575 to 1,335 sq ft
Rent	£15 per sq ft
Rates Payable	£5.27 per sq ft Based on the 2026 valuation (for the whole 2nd floor).
Rateable Value	£14,100
Service Charge	For information on the service charge, please contact the sole letting agent.
Car Parking	Car parking is available, please contact the agent for further information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

The property forms part of a terrace of buildings. The property is a four-storey office building with an attractive façade beneath a pitched, slate covered roof. Internally, the property benefits from the following specification:

- Fibre tiled suspended ceiling with integrated LED Lighting
- Plastered and painted walls
- Carpeted throughout
- Gas fired central heating system
- Perimeter trunking
- Kitchen within each suite
- Intercom system
- x3 dedicated car parking spaces
- Ground floor benefits from air conditioning
- WC's – x5 between each floor

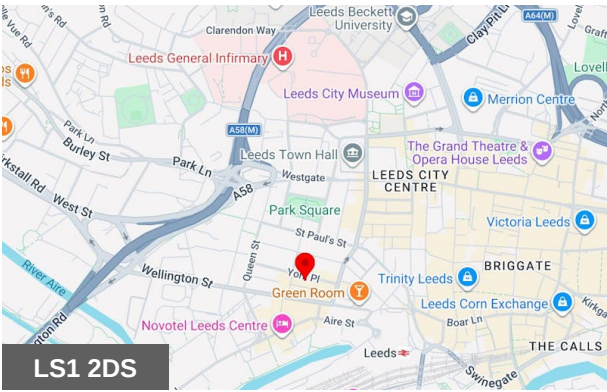
Location

12 York Place occupies a prominent position at the junction of York Place and Britannia Street, within the heart of Leeds' established commercial core. The property is just a short walk from Leeds Railway Station, providing exceptional connectivity with regular services to London, Manchester, Birmingham and other major UK cities, making it an ideal base for businesses with regional and national operations. The surrounding area offers an excellent range of amenities, including cafés, restaurants, hotels, gyms and convenience retail, with City Square, Wellington Place, Park Square and the retail heart of Leeds all within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Front	760	70.61	Available
2nd - Rear	575	53.42	Available
Total	1,335	124.03	



Viewing & Further Information



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