

6

QUEEN STREET

LEEDS



A NEW ALTERNATIVE IS HERE

AN OUTSTANDING NEW OFFICE DEVELOPMENT SET OVER SIX FLOORS, LOCATED AT THE HEART OF LEEDS' OFFICE QUARTER OFFERING SECURE PARKING, A WALLED GARDEN FOR THE EXCLUSIVE USE OF THE GROUND FLOOR TENANT AND A 5,000 SQ FT ROOF TERRACE. AVAILABLE NOW.

6 REASONS WHY THIS MAKES PERFECT SENSE

OPPORTUNITY TO ACQUIRE A SELF-CONTAINED BUILDING

-

SUPER-EFFICIENT OCCUPANCY RATIO (1:8 SQ.M.)

-

OPTIMUM SHAPED FLOORPLATES

-

UNRIVALLED PARKING RATIO (1:1,524 SQ FT IPMS 3)

-

EXCLUSIVE ENTERTAINING TERRACES

-

THRIVING BUSINESS QUARTER LOCATION



A NEW BUILDING THAT'S

STREETS AHEAD

Set over six floors, totalling a net area of 71,649 sq.ft. (IPMS3), 6 Queen Street is a new premium quality BREEAM 'Excellent' office development in the heart of the prime core of Leeds city centre.

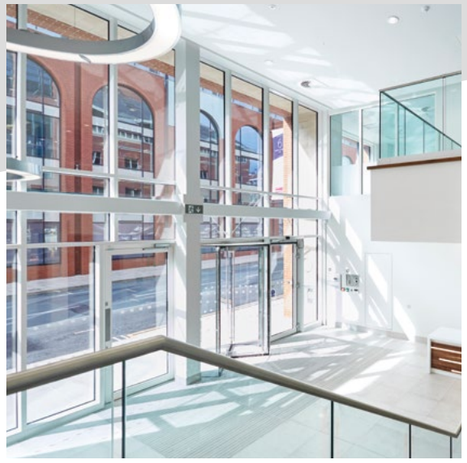
This thriving central business location offers excellent amenities, exceptional public transport links and many professional/corporate occupiers nearby.

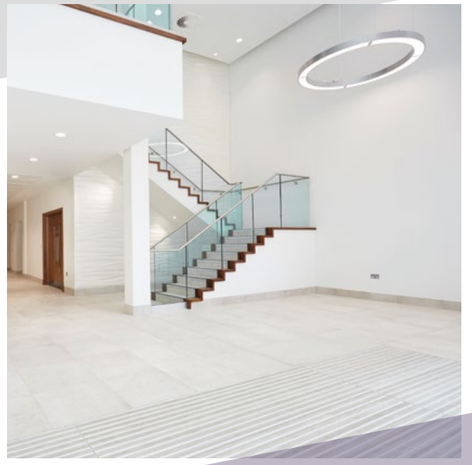


A NEW ADDRESS THAT SETS

THE RIGHT TONE

The double height, fully glazed reception offers the perfect first impression on arrival at 6 Queen Street.







A NEW SPACE THAT'S

READY FOR BUSINESS

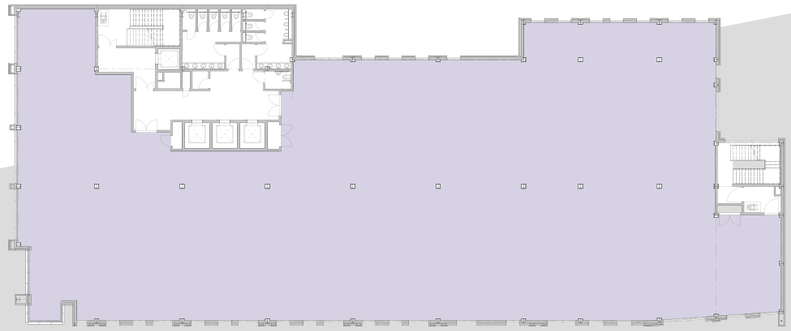
A NEW SPACE THAT'S

THE PERFECT FIT

LEVEL	ACCOMMODATION	SQ.FT.	SQ.M.		SQ.FT.	SQ.M.
5	Office	4,594	426.8	Terrace	4,959	460.7
4	Office	13,050	1,212.4	Terrace	944	87.7
3	Office	14,207	1,319.9		-	-
2	Office	14,207	1,319.9		-	-
1	Office	13,072	1,214.4		-	-
0	Office	11,810	1,097.2	Terrace	2,207	205.0
0	Reception	709	65.9		-	-
TOTAL		**71,649**	**6,656.5**		**8,110**	**753.4**

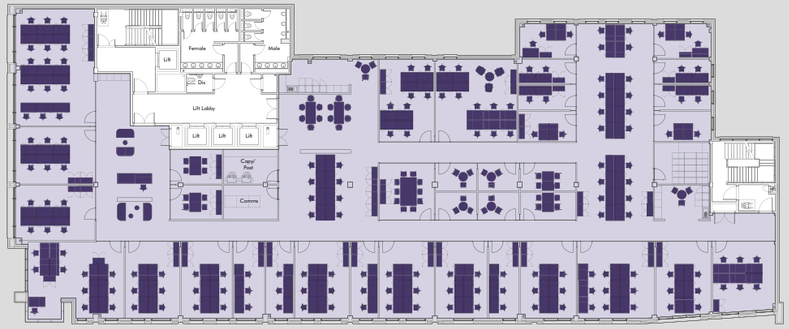
The floors have been designed to facilitate part floor lettings allowing occupiers to future-proof their space. Measured in accordance with IPMS 3.

TYPICAL UPPER FLOOR



EXAMPLE CELLULAR LAYOUT

Total Headcount:165



OPEN PLAN LAYOUT

Total Headcount:163



A NEW LEVEL THAT'S

ABOVE IT ALL

SPECIFICATION

The building has been designed and built to meet the requirements of the discerning occupier with particular emphasis on sustainability and building efficiency coupled with a Grade A specification which includes the following:

- Breeam 'Excellent'
- EPC A
- 47 secure basement car parking spaces (1:1,524 sq ft IPMS 3)
- Exclusive entertaining terraces
- Super-efficient occupancy (1:8 sq.m.)
- LED lighting with energy efficient PIR detection
- VRF air conditioning system
- Male, female and disabled toilet facilities
- High quality shower and changing facilities
- 3 x 13 person Schindler passenger lifts
- Independent x fire-fighting lift
- 24 hour access
- 2.8m floor-to-ceiling height
- Metal tiled suspended ceilings
- Full access raised floors
- Double height reception
- Fully integrated Building Management Environmental System (BMES)
- Walled Garden for the exclusive use of the ground floor tenant
- DDA-compliant access
- 82 cycle bays



A NEW BUILDING THAT'S

PERFECTLY LOCATED

Located on Queen Street, close to its junction with Wellington Street, this highly prominent building benefits from secure basement parking and is within a 5 minute walk of the train station.

There are numerous bars, restaurants and amenities in the immediate locality and Trinity Leeds shopping centre is only a short walk away.









OCCUPIERS

1 Inland Revenue
2 Chamber of Commerce
3 Clarion Solicitors
4 AXA
5 HSBC
6 Walker Morris
7 DAC Beachcroft
8 Towergate Insurance
9 Bank of Scotland
10 Irwin Mitchell
11 Shulmans LLP
Brown Shipley
Brewin Dolphin
12 Schofield Sweeney
13 Squire Patton Boggs
Equifax
Sky Betting & Gaming
14 Ward Hadaway
15 DLA Solicitors
16 Bond Dickinson
Grant Thornton
17 Gordons LLP
LV Insurance

AMENITIES

1 Co-Op
2 Bagel Nash
3 Pizza Express
4 Philpotts
5 Starbucks
6 Patisserie Valerie
7 Tesco Express
8 Toast

HOTELS

1 The New Ellington
2 Radisson Blu
3 The Met
4 Hotel Novotel
5 Residence 6
6 Dakota

A NEW BUILDING THAT COULD BE

YOUR NEW ADDRESS

www.cartertowler.co.uk
CARTERTOWLER
CHARTERED SURVEYORS
0113 245 1447

RichardFraser@cartertowler.co.uk

Knight Frank
0113 246 1533
KnightFrank.co.uk

Elizabeth.Ridler@knightfrank.com

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