

# 14 King Street



## Premium Grade A all-inclusive suites available to let in a central Leeds location.

14 King Street offers a high profile business destination; located in the heart of the city's commercial district and on the doorstep of the retail core. Refurbished to a Grade A standard, the building provides a vibrant and contemporary working environment. Customers of 14 King Street also benefit from an on-site property management and customer service team.

The small suites provide flexible space which can be adapted to suit you. With straightforward, all-inclusive pricing, we have included everything you'll need in one simple monthly cost, making the transition into your new office as easy as possible.

### Suite specifications include:

- Air conditioning
- Raised-access floors
- Suspended ceilings
- Disabled access

### Building amenities include:

- On-site parking available
- Bicycle storage
- On-site customer service team
- DDA-compliant access
- 24-hour access
- Shower facilities
- Lift access

 EPC rating 55 (Band C)

**bruntwood**



# All-inclusive office space

With everything you need from furniture to phones, the small suites at 14 King Street have been designed to take the hassle away from moving, leaving you to get on with running your business.

The indicative plan below shows how the suites can be arranged to maximise the space, however we can work with you to ensure your new office suits the way you work.

Suite A  
585 SQ FT  
8 PERSON OFFICE

Shared kitchen

Suite C  
884 SQ FT  
12 PERSON OFFICE  
1 MEETING ROOM  
1 RECEPTION

Suite E  
772 SQ FT  
10 PERSON OFFICE  
1 MEETING ROOM  
1 RECEPTION

| Monthly cost: |        |
|---------------|--------|
| Suite A       | £3,000 |
| Suite C       | £4,500 |
| Suite E       | £4,000 |

The list below shows what's included in the monthly cost, however this can be tailored to suit your individual needs.

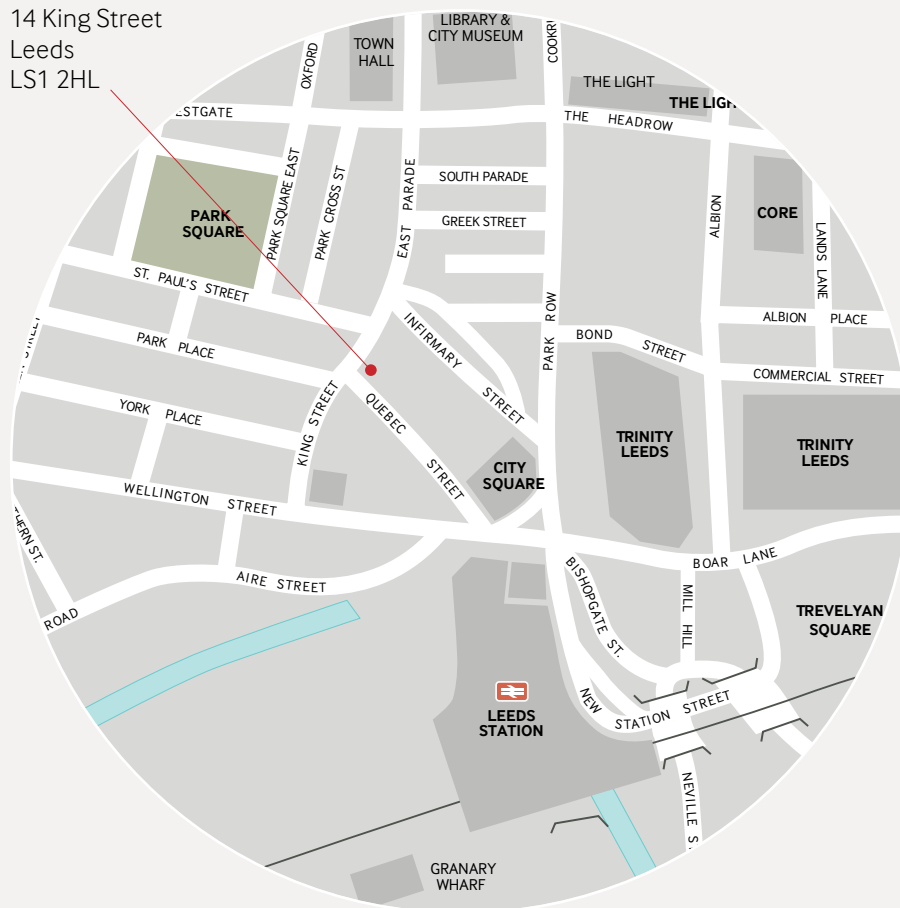
| What's included: |
|------------------|
| Rent             |
| Service Charge   |
| Insurance        |
| Business Rates   |
| Electricity      |
| Air-conditioning |
| Internet         |
| Telephony        |
| Tea/Coffee       |
| Cleaning         |
| Furniture        |

# In the heart of the city

Just a stone's throw from Leeds' vibrant retail district, 14 King Street is perfectly placed for you and your staff to enjoy the shopping, restaurants and cultural attractions that the city has to offer.

Commuting to and from the building couldn't be easier with Leeds train station just a two minute walk away and excellent motorway links for those travelling by car.

14 King Street  
Leeds  
LS1 2HL



2 mins

WALK TO LEEDS TRAIN STATION



2 mins

WALK TO TRINITY LEEDS



2 miles

DRIVE TO M62 MOTORWAY

**bruntwood** ●

Bruntwood  
14 King Street,  
Leeds,  
LS1 2HL

For more information on the properties in our portfolio please give us a call or visit the website

**0113 388 4884**  
**bruntwood.co.uk**



**0113 244 6440**

Residual property



**0113 246 1533**

**KnightFrank.co.uk**