



T W E L V E
GREEK STREET
LEEDS

Spectacular
Grade A
office suites
1,147-2,825 sq ft*





Form

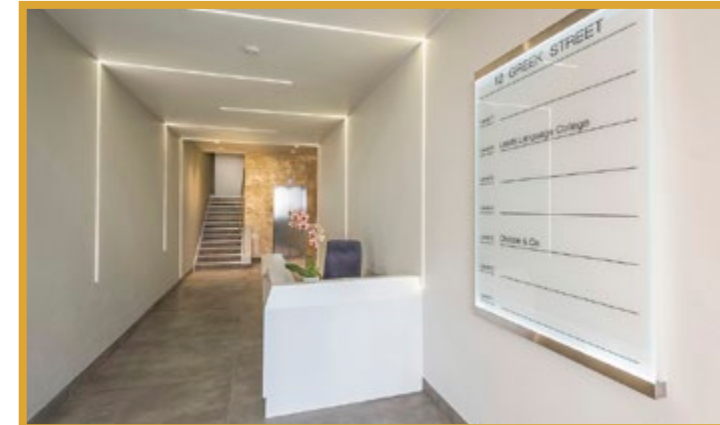
12 Greek Street is Leeds' latest office building and has been transformed both inside and out.

A striking contemporary façade is further enhanced by the bronze clad frame giving the property an ultra modern edge.

The entrance and reception have been converted to create an impressive and welcoming area into which your clients will be greeted by a smart and professional receptionist.

All common areas now benefit from the most contemporary of specifications complimenting the rest of the property's refurbishment.

| A true transformation*





Detail

INTERNET CONNECTIVITY

- Superfast internet connection immediately available
- Fully managed and secure service

WCs AND SHOWERS

- Male and female WCs on each floor
- Shower and club class changing facilities on the first floor
- Locker facilities
- Drying cabinet

MECHANICAL SERVICES

- Air conditioned by way of VRF systems with floor mounted cassettes to provide heating in winter and cooling in summer
- Mechanical ventilation with heat recovery

ELECTRICAL SERVICES

- LG7 compliant suspended LED light fittings
- Lighting control provided by means of PIR presence detection
- Average service illuminance to offices is to be in the range of 350-500 lux
- CCTV provided to ground floor entrance

FLOORS AND CEILINGS

- Raised access floors
- Metal floor tiles

LIFTS & OTHER

- 2 no.6 person passenger lifts
- New double glazed aluminium windows
- On-site receptionist

State-of-the-art finishes*



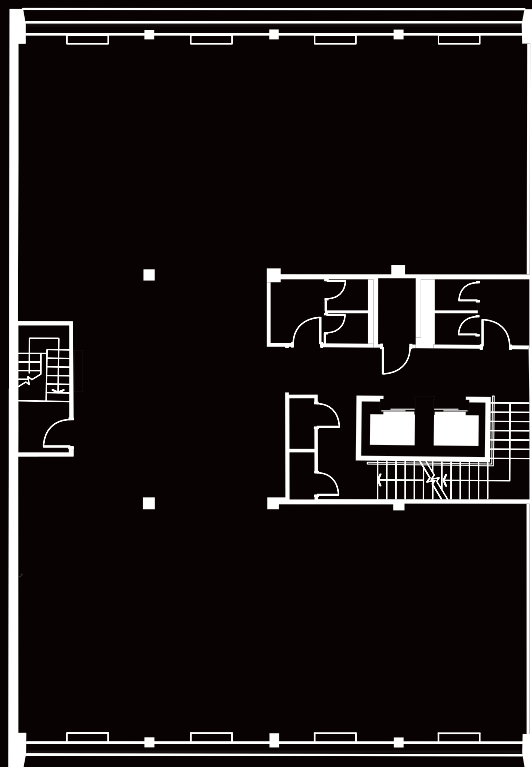
Space

12 Greek Street has been measured in accordance with the IPMS code of measuring.

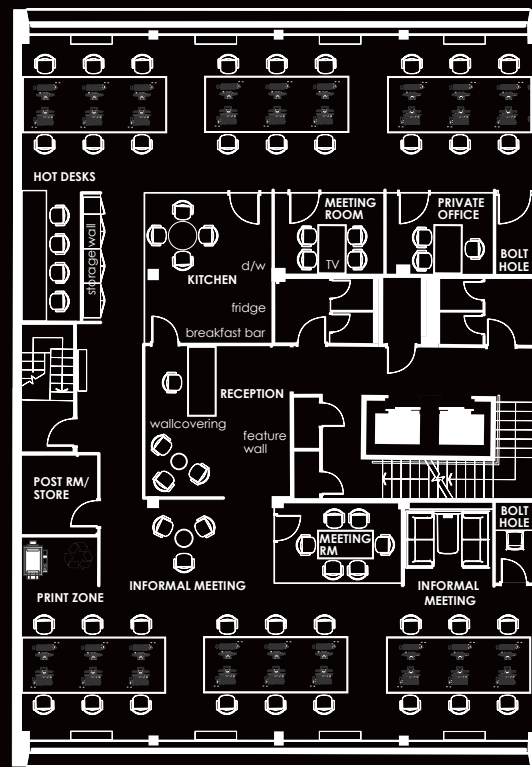
FLOOR	SQ FT	SQ M
Seventh	2,723	253
Sixth	LLC	
Fifth	2,748	255
Fourth	2,748	255
Third (North)	Christie & Co	
Third (South)	Pegasus Agriculture Group	
Second	2,825	262
First (North)	ECSC Group plc	
First (South)	Troup Bywaters & Anders	
TOTAL	11,044	1,025



Suites available from 1,147-2,825 sq ft*



TYPICAL INDICATIVE FLOOR PLAN



HIGH DENSITY INDICATIVE SPACE PLAN
(36 DESKS + 4 HOT DESKS)



Explore

Greek Street is a hub of activity and home to some of Leeds' most fashionable restaurants and bars.

Furthermore, the location is in close proximity to the main retail quarter and Trinity Leeds Shopping Centre.

Leeds Railway Station is a five minute walk with regular trains running to London Kings Cross in just over two hours.

For those commuting by bike, in addition to street parking, secure and CCTV monitored cycle storage is available at CyclePoint outside the station (www.cyclepoint.org).

CAR PARKING

Greek Street is accessed by vehicular traffic from Park Row where the street provides meter car parking, with numerous multi-storey car parks within easy walking distance.

EPC RATING

The property has been assessed on a suite by suite basis to have epc ratings from C52-C59.

TERMS

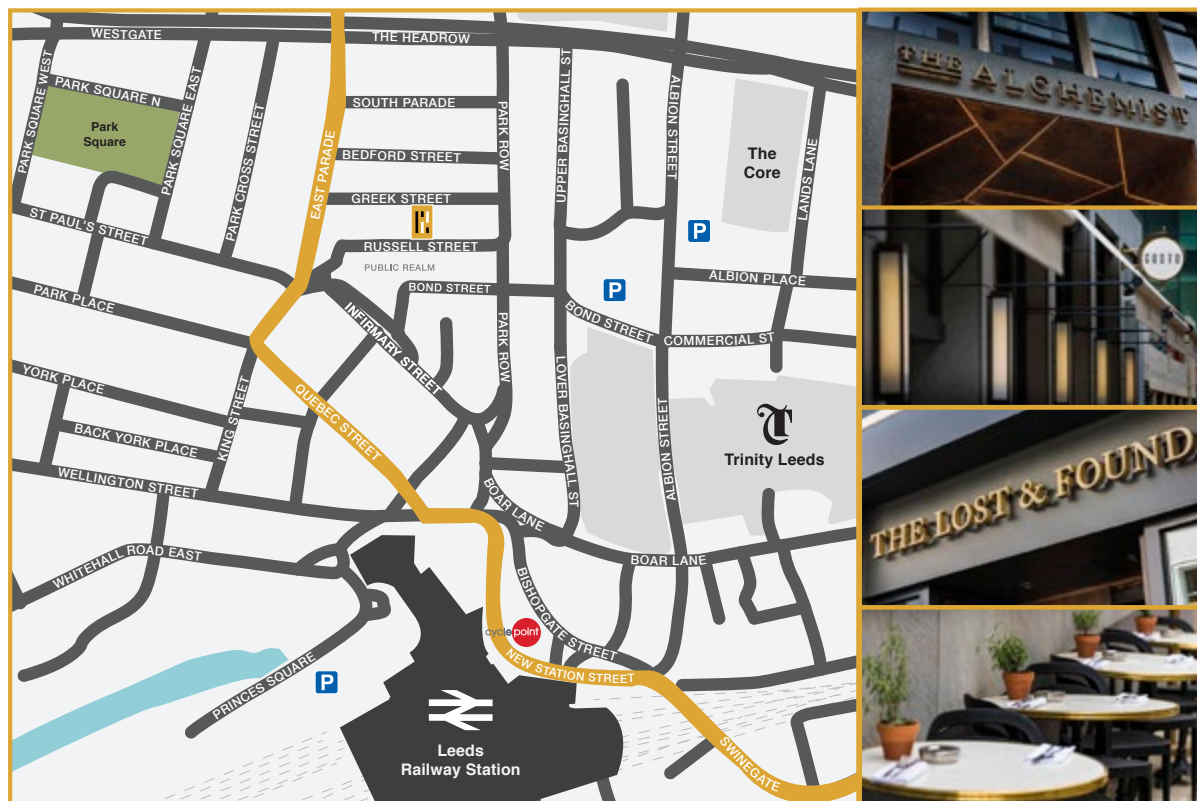
The accommodation is available to let on a suite by suite basis by way of new Full Repairing and Insuring leases for a term of years to be agreed. Further information upon request.

RENT

Upon application.

VIEWING

Strictly by appointment with the joint, sole letting agents.



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