



KINGS COURT

LEEDS LS1

TO LET

Landmark HQ
Office Building
To Be Refurbished To Suit
Bespoke Occupiers Needs

47,698 sq ft NIA
+ 26 Car Spaces

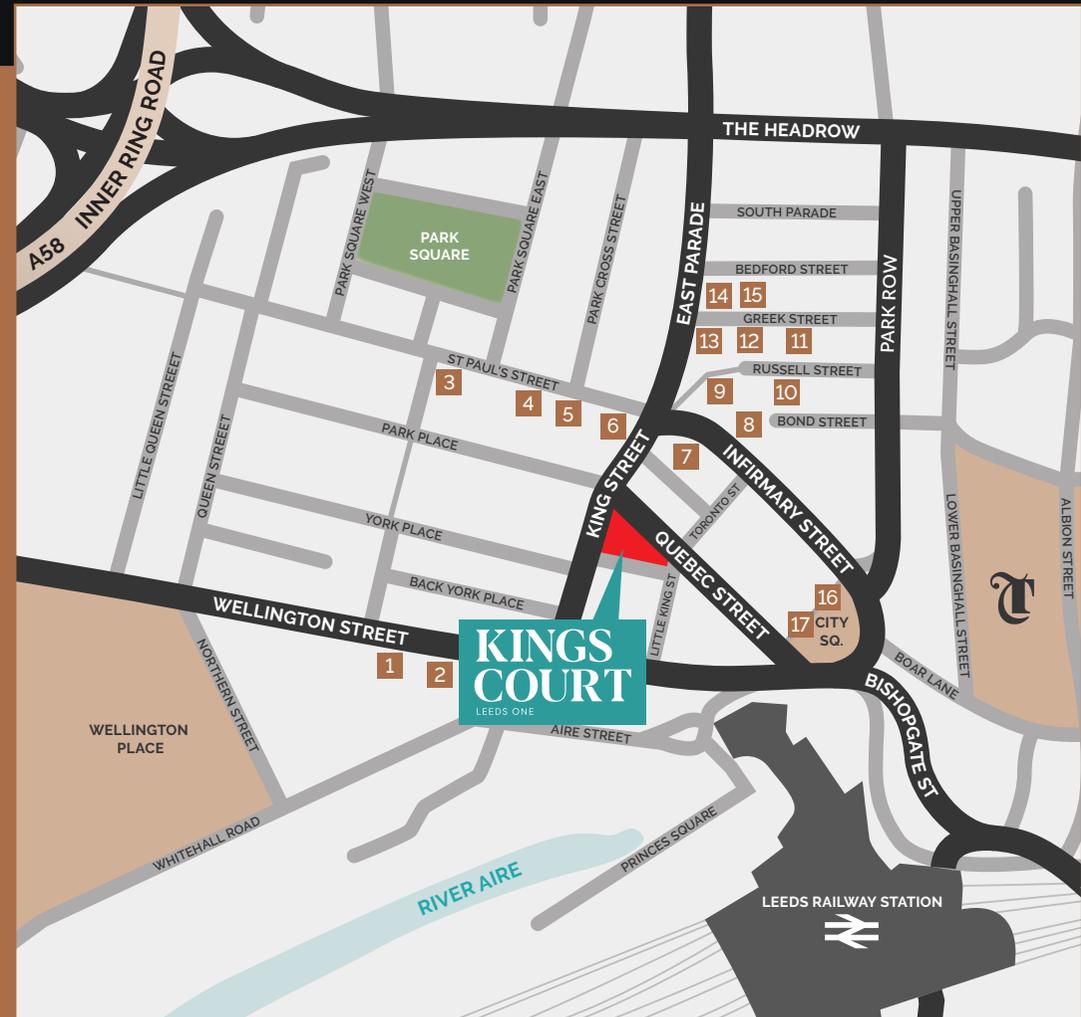
LOCATION

Located in the heart of the city's traditional business district, Kings Court is situated in a prominent position at the corner of King Street and Quebec Street which forms part of the Leeds Inner Loop Road and provides access to all main arterial routes from the City.

Kings Court is perfectly located in a prime position a 2 minute walk away from Leeds Railway Station and City Square, along with only being a short walk from Trinity Shopping Centre and an abundance of amenities in the immediate vicinity.



- 1. Caffè Nero
 - 2. M&S Foodhall
 - 3. Philpotts
 - 4. Tesco Express
 - 5. Starbucks
 - 6. Dirty Martini
 - 7. The Box
 - 8. Pret a Manger
 - 9. Blackhouse
 - 10. Bottega Millanese
 - 11. The Lost & Found
 - 12. Dakota Deluxe Hotel
 - 13. Tattu
 - 14. All Bar One
 - 15. The Alchemist
 - 16. Banyan
 - 17. Restaurant Bar & Grill
- Trinity Shopping Centre
Angelica, Everyman Cinemas, Apple, Next, Carluccio's, M&S, Bose, Hotel Chocolat
- Leeds Railway Station
M&S Simply Food, WHSmiths, Boots, Sainsburys Local, Starbucks, McDonald's



12 King Street, Leeds, LS1 2HL



DESCRIPTION

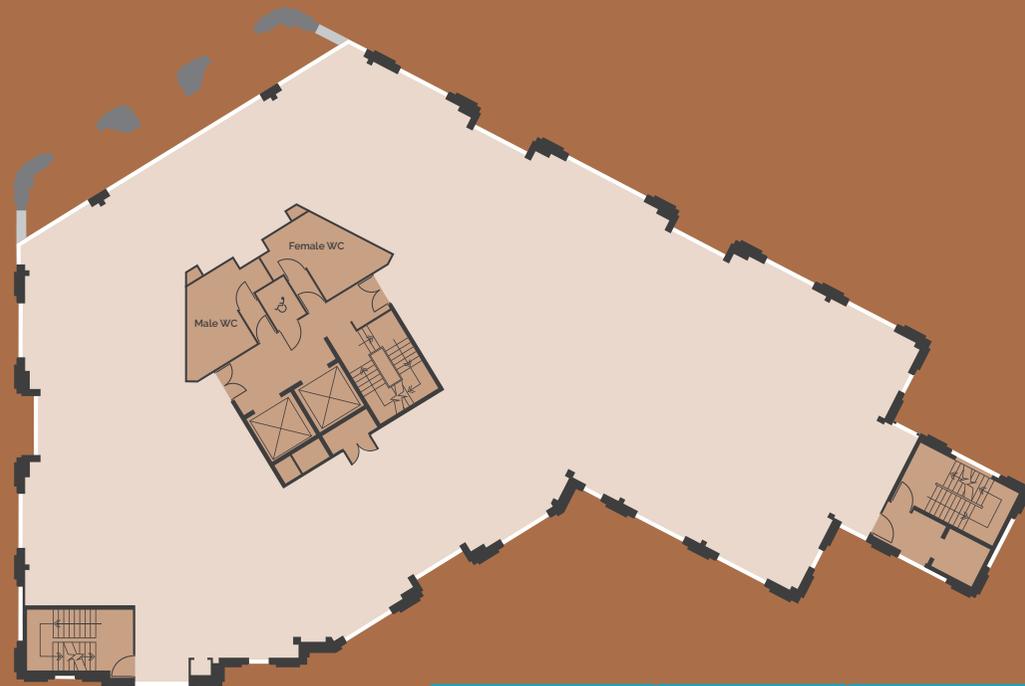
Kings Court is a HQ building which was partially refurbished in 2015, to create a high quality Ground Floor reception area and meeting room provision. The property is arranged over Ground and six upper floors with basement and surface car parking and offers 4,431 sq m (47,698 sq ft) of net internal office accommodation.

The upper floors are currently partitioned to provide individual offices however would suit an open plan configuration around the central core. An incoming tenant would have the benefit of being able to input in to the specification of any refurbishment work.

SPECIFICATION

The building is to undergo a comprehensive refurbishment to meet bespoke occupiers needs but currently offers the following specification:

- Raised floors
- Suspended ceilings
- Comfort cooling
- High quality reception and finishes
- Kitchen/tea point facilities on every floor
- Male and female WC facilities on each floor with disabled WC and shower facilities on alternate floors
- 21 secure basement car parking spaces and 5 surface parking spaces



Typical Floorplan

Floor	NIA sq ft	NIA sq m
Ground	6,668	619.47
First	7,042	654.2
Second	7,427	689.99
Third	7,427	689.99
Fourth	7,435	690.73
Fifth	6,968	647.34
Sixth	4,731	439.52
Total	47,698	4,431.25



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TENURE

The offices are available to let by way of new lease for a term of years to be agreed.

EPC

The office has been assessed as having an EPC Rating of E111.

VAT

The premises are registered for VAT.

RATES

Business Rates – Parties are advised to make their own enquiries to the VOA.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

VIEWING

For further information or to arrange a viewing please contact the sole letting agents Fox Lloyd Jones.



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