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- VICTORIA PLACE -  
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Second Floor Grade 'A' Offices  
**Southbank, Leeds.**

9,795 SQ FT (909.96 SQ M)





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**A unique opportunity to occupy grade a office premises located in South Bank. Comprising the second floor of 9,795 sq ft. With up to 26 Car parking spaces.**

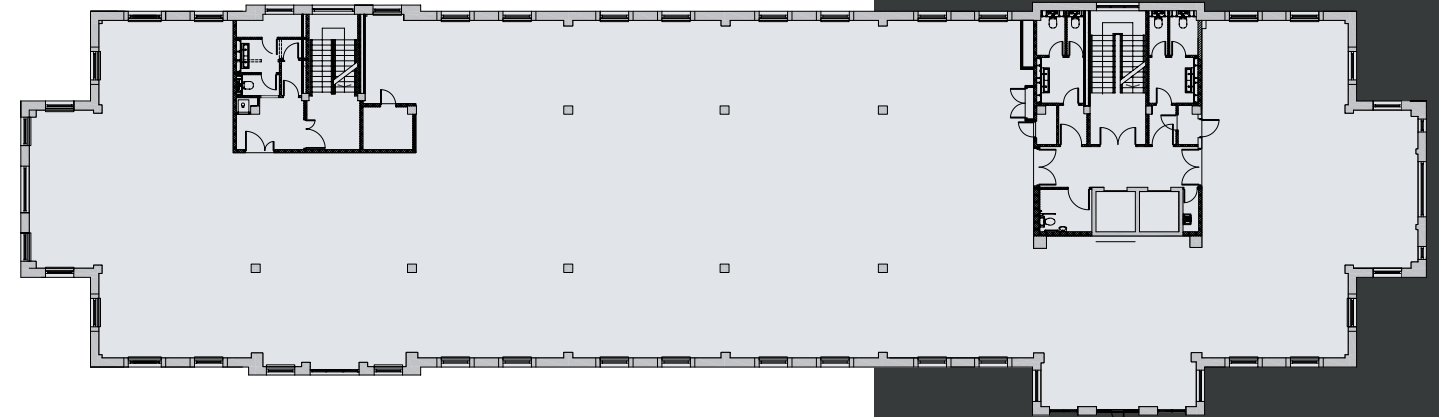
Victoria Place comprises a prestigious office development of four modern buildings set around an attractive landscaped central square, giving staff the opportunity to sit and relax, host events or ad-hoc meetings outside.



1 Victoria Place is an outstanding Grade A office building in the heart of Leeds' prestigious South Bank business district. Located in close proximity to the train station, and surrounded by business and lifestyle destinations including Granary Wharf, Round Foundry and Bridgewater Place, Victoria Place is set within an appealing courtyard environment.

1 Victoria Place has undergone a comprehensive refurbishment to provide the best in modern office accommodation. Benefiting from excellent natural light as well as a flexible open plan floor plate which is capable of accommodating between 80 - 100 staff depending on the design of the workspace, Victoria Place enjoys a city centre location combined with immediate motorway access, great public transport links along with 26 secure on-site car parking spaces allocated to the building.

## Second Floor



## Specification

- Toshiba Super Heat Recovery VRV air conditioning
- Full access raised floor (250mm void)
- Metal tile acoustic suspended ceiling
- Intelligent LG7 lighting with daylight controls
- Carpeted throughout
- Fully integrated BMS with energy monitoring
- Impressive reception area
- Shower facilities
- Washrooms to each floor
- 2 x 10 person passenger lifts
- Full DDA compliance
- Up to 26 allocated car parking spaces (2.7:1,000 sq ft) by way of a separate license
- EPC rating C - 75

The second floor is available as a whole or is capable of being split to form 2 self contained suites to 9,795 sq.ft (909.96 sq.m).

## Lease Terms

The premises will be let by way of a new lease on terms to be agreed.







Located adjacent to the main route into the city centre from the motorway network, and immediately to the south of the train station Victoria Place is at the heart of a dynamic business community with significant neighbours including Asda HQ, KPMG, Eversheds Sutherland and BT. The new southern entrance to the train station, further enhances this location creating a direct pedestrian link to the southbank.

## Amenities

- 1 Midnight Bell
- 2 Foundry Wine Bar
- 3 Taste Cafe
- 4 Philpotts
- 5 Starbucks
- 6 Tesco Express
- 7 Fazenda
- 8 The Hop
- 9 Sky Lounge
- 10 Water Lane Boat House
- 11 Northern Monk Brew
- 12 Out Of The Woods
- 13 Craft Asylum
- 14 Golf Bar
- 15 Brasserie Blanc
- 16 Caffè Nero
- 17 North Bar
- 18 **Train Station South Entrance**  
----- Approx. 5 min walk

## Contact



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