

MUNRO HOUSE



TO LET

CITY CENTRE OFFICE – 6500 SQ FT
DUKE STREET, LEEDS LS9 8AG

WELCOME TO MUNRO HOUSE

Situated in the centre of the Arts Quarter, Munro House has Leeds City Centre at its fingertips. Once the headquarters of the United Yeast Company – this building has long made things rise. Now it's your businesses turn.

The space available to let:

Munro House's second floor boasts **6500 square feet of space**, and provides an opportunity to the occupier to have an input into the specification and design of the space. This versatile, highly desired space offers a large, open plan, glass fronted office, that's ready to be configured into the perfect home for your venture.

Huge windows bring in ample natural light, and provide sweeping views across Leeds City Centre. Your only creative challenge is to turn this space into your own unique working space.

At a glance:

- Iconic location surrounded by excellent amenities
- Excellent transport links
- Prominent, accessible location
- Efficient column free floorplate
- Opportunity to input on design to create a bespoke layout for your business
- On site cafe and book shop

THE SPACE

CREATE A WORKSPACE
AS UNIQUE AS YOUR BUSINESS.

This expansive, bright, open plan space really is a blank canvas – an opportunity to create a space completely tailored to your business.

The office boasts exposed services and features giant windows, which anchor the space, creating a brilliant foundation to build the perfect workspace from.

This area has vast potential to be fitted out to your

desired specification with meeting rooms, break-out spaces, and open plan layouts – the choice is yours.

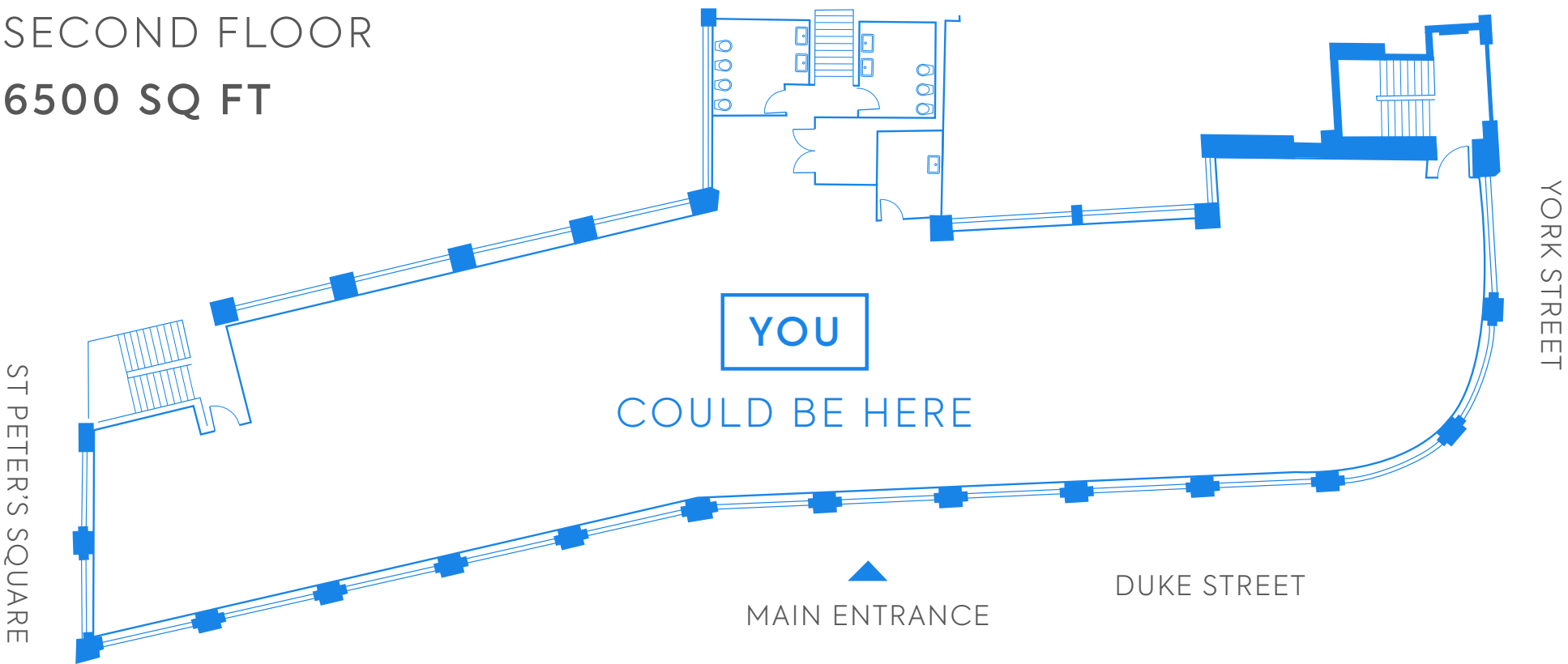
The office comes with high speed fibre optic broadband connectivity, and you'll have unlimited access to the on-site Cafe and book shop.

Create an office that tells your story, wows your clients and inspires your employees.



These images illustrate the potential the space has – taken from the first floor space, occupied by Engage Digital, which uses the same floorplate as the second floor.

SECOND FLOOR 6500 SQ FT



THE LAYOUT

Huge windows, vast amounts of space and an open plan concept, create this unique interior in Munro House.

This is a characterful office building that beautifully combines the building's existing brick structure with the best modern fit-out available.

SPECIFICATION:

- 6500 square feet
- Open plan
- Exposed services
- Opportunity to have an input on design to create a space specifically designed for you
 - 3.55m floor to ceiling height
 - Potential for raised access floor
 - High speed fibre optic broadband
 - Lift access
- On site café and book shop

The Second Floor of Munro House is extremely versatile – these images show the first floor space, which was custom built to suit the occupying business owners.



“ WE ABSOLUTELY
LOVE OUR SPACE. WE
WERE ABLE TO DESIGN
IT TO PERFECTLY SUIT
OUR PEOPLE AND THE
WAY WE WORK. ”

Alex Willcocks

*Creative Director / Owner
of Engage Interactive
(1st Floor, Munro House)*





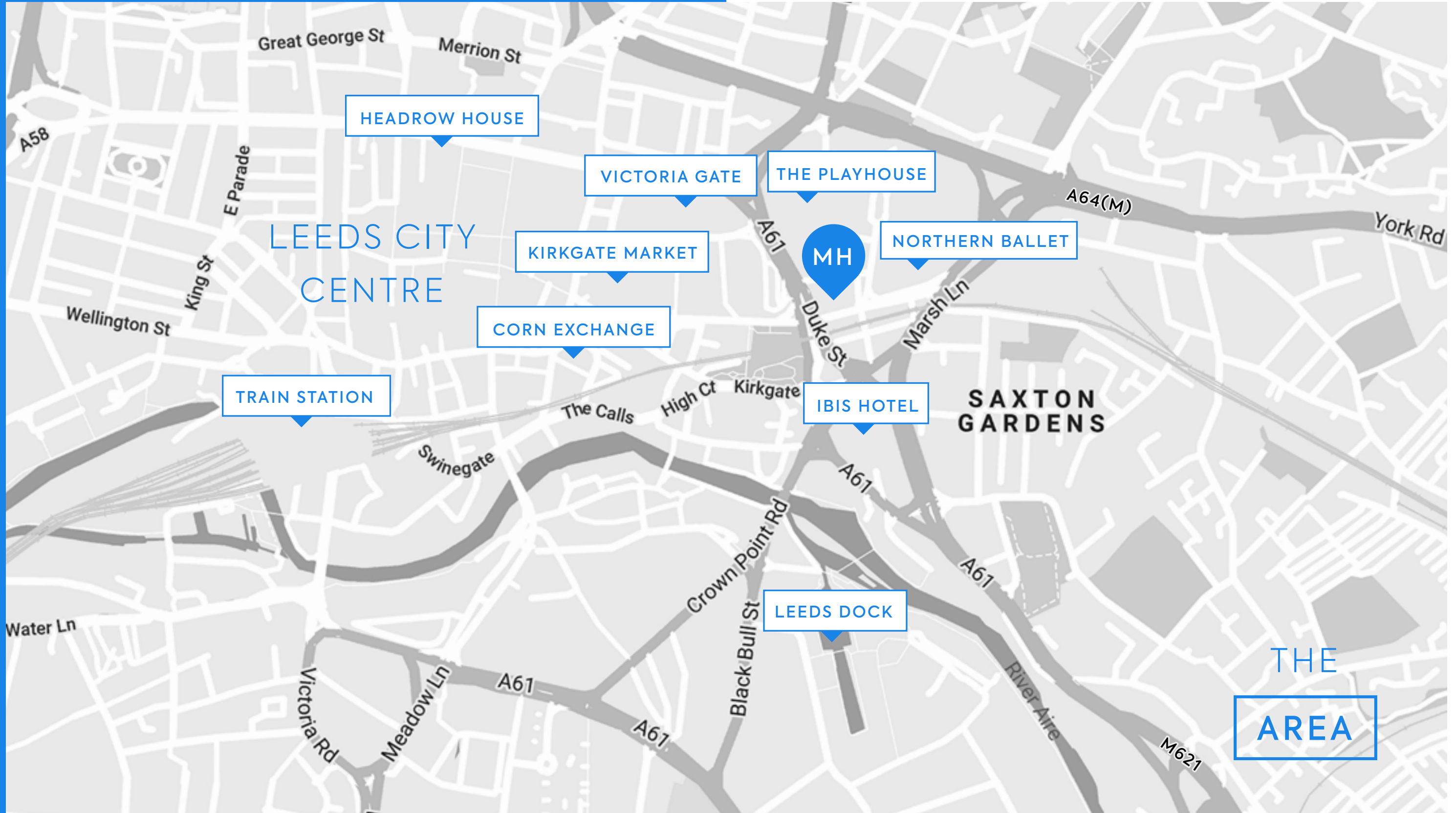
THE LOCATION

MUNRO HOUSE IS SUPER-CONNECTED TO THE LEEDS PUBLIC TRANSPORT SYSTEM, WITH BUSES RIGHT ON YOUR DOORSTEP. ALSO, THE CITY'S TRAIN STATION IS JUST A SHORT WALK AWAY, MAKING IT EASY FOR YOU AND YOUR EMPLOYEES TO COMMUTE EFFICIENTLY.

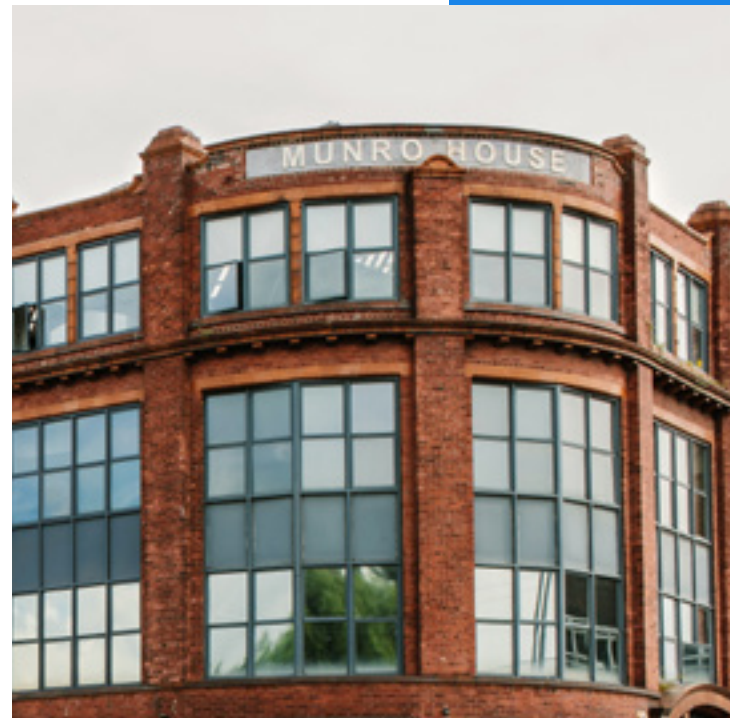
The building is located on the inner ring road, creating easy access in and out of the city, and to the wider road network.

Other local amenities:

- Colours May Vary – on site
- The West Yorkshire Playhouse – 1 minute walk
- The Wardrobe – 1 minute walk
- Ibis Hotel – 1 minute walk
- Kirkgate Market – 5 minute
- Corn Exchange – 6 minute walk
- Leeds Bus Station – 1 minute walk
- Leeds Dock – 8 minute walk
- The Gym – 3 minute walk
- Lamb and Flag – 3 minute walk
- Trinity – 8 minute walk
- Headrow House – 6 minute walk



MUNRO HOUSE



A PIECE OF HISTORY

ORIGINALLY NAMED UNION HOUSE DURING THE 1930'S, MUNRO HOUSE HAS BEEN UTILISED BY MANY BUSINESSES FROM MULTIPLE INDUSTRIES THROUGHOUT IT'S TIME.

The ground floor was occupied by Walter Wraggs motor cycle dealers during the 1960s and 1970s and at that time much of the rest of the building was used by the tailoring industry.

During the 1990s and 2000s the building was home to Yorkshire's Auto Trader. It was also the location for a number of other small businesses and charities.

Munro House is located close to The West Yorkshire Playhouse, St Peter's Square, home to BBC Yorkshire, Leeds College of

Music, Northern Ballet, Yorkshire Dance and The Wardrobe, making the area the centre for all things 'Arts' in Leeds.

Munro House has always maintained it's character, through it's original 1930's structure and clever interior design. Indeed, the buildings history has been utilised, enabling three floors of exceptional and adaptable office spaces to be created. The building offers a unique and contemporary working environment nestled amongst the most creative businesses in Leeds.



YOU'RE IN GOOD COMPANY

MUNRO HOUSE IS HOME TO SOME OF LEEDS' MOST CREATIVE BUSINESSES, SO IT'S EASY TO FIND INSPIRATION ALL AROUND YOU.

You'll have unlimited access to all of the amenities available on site, including the independent book shop and event space, **Colours May Vary**, which provides the building with a huge selection of books, magazines, gifts, art and plants. Plus, you'll never miss lunch again – **Cafe 164** is the perfect place to grab a coffee with clients or host a tasty team catch up.



CONTACT

US:

HARRY DUNHILL:

HARRY.DUNHILL@FLJLTD.CO.UK
07881 339 299

TOM SHELTON:

TOM.SHELTON@FLJLTD.CO.UK
07738 335 482

Rateable value: £45,000

Business rates payable: £21,203

Misrepresentations Act:

Details prepared August 2018

Subject to Contract

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**FOX
LLOYD
JONES**

0113 243 1133

www.fljltd.co.uk