



4
- VICTORIA PLACE -

Self Contained Grade 'A' Offices
Southbank, Leeds.

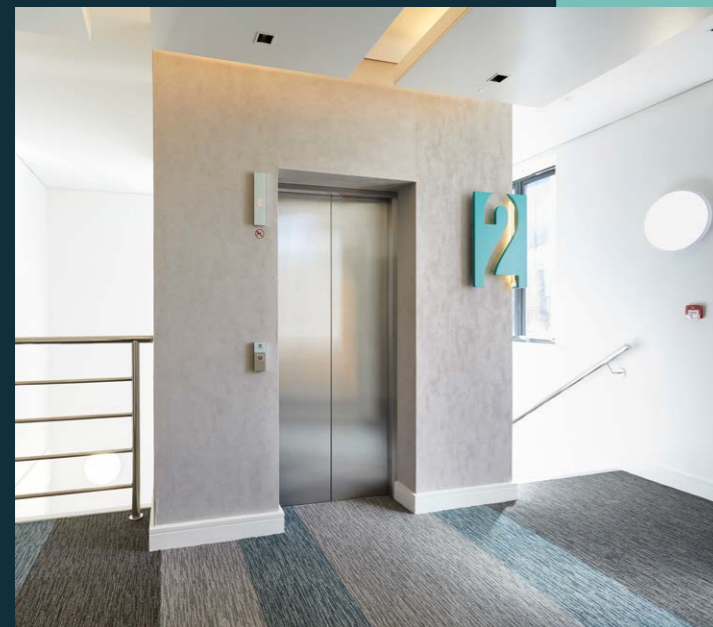
3,870 – 11,750 SQ FT

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A unique opportunity to occupy self contained grade A office premises located in South Bank with up to 27 car parking spaces.

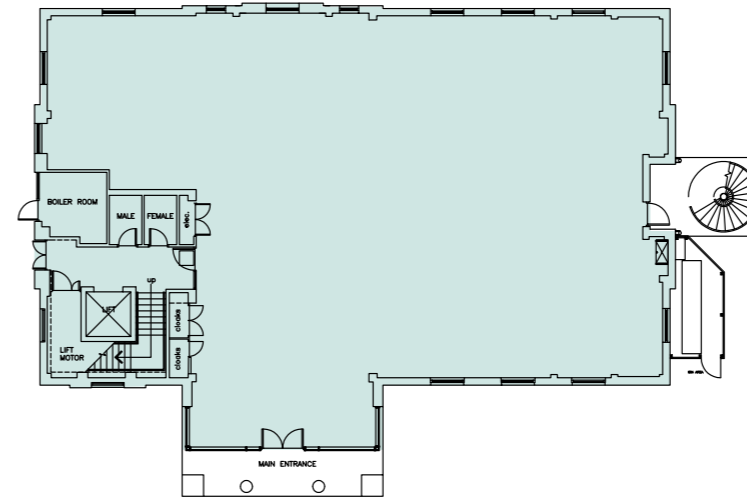
Victoria Place comprises a prestigious office development of four modern buildings set around an attractive landscaped central square, giving staff the opportunity to sit and relax, host events or ad-hoc meetings outside.



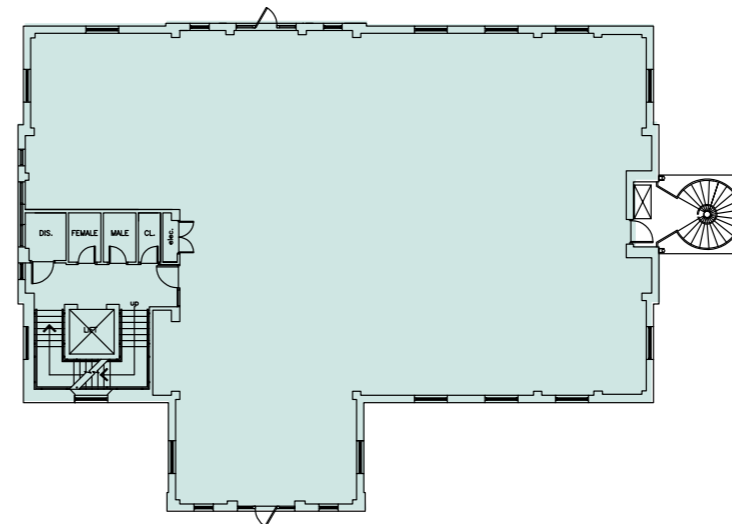
4 Victoria Place is an outstanding grade A office building in the heart of Leeds' prestigious South Bank business district. Located in close proximity to the train station, and surrounded by business and lifestyle destinations including Granary Wharf, Round Foundry and Bridgewater Place, Victoria Place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

4 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 plates which is capable of accommodating up to 120 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 up to 27 secure on-site car parking spaces allocated to the building.

Ground



First & Second

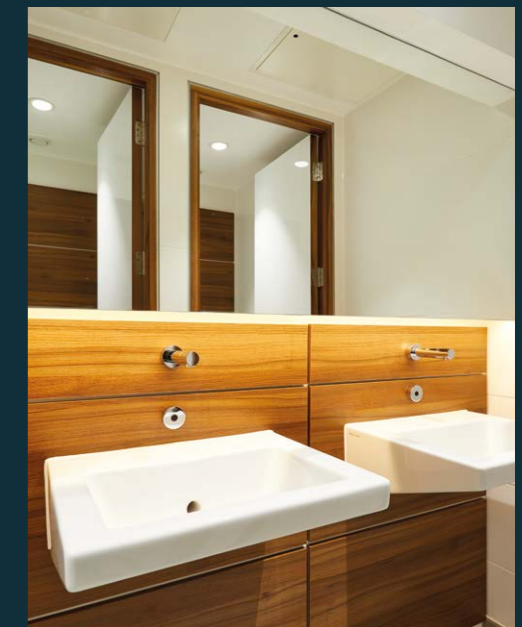


Specification

- Mitsubishi Lossnay Heat Recovery VRV air conditioning
- Full access raised floor (250mm void)
- Mineral fibre acoustic suspended ceiling
- Intelligent LED lighting with daylight controls
- Carpet allowance
- Fully integrated BMS with energy monitoring
- Impressive reception area
- Shower facilities
- Washrooms to each floor
- 1 x 10 person passenger lift
- Full DDA compliance
- Up to 27 allocated car parking spaces (2.3:1,000 sq ft) by way of a separate license
- EPC rating B - 30

Tenure

The building is available as a whole or could be split and let on a floor-by-floor basis accommodating requirements from businesses employing between 20 to 120 staff.

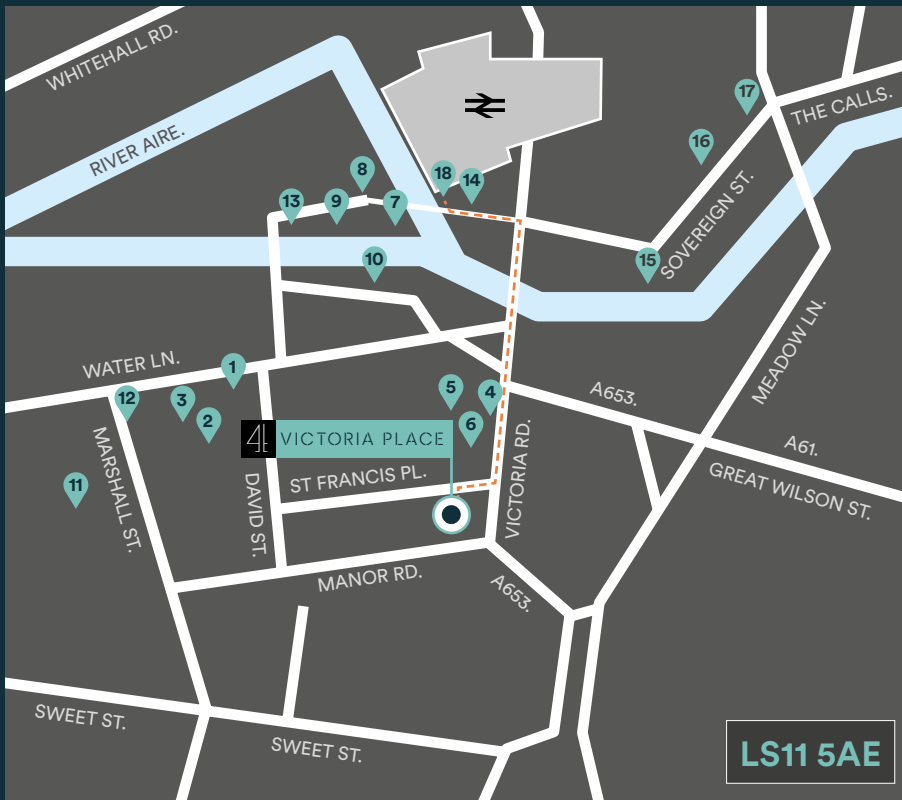




Located adjacent to the main route into the city centre from the motorway network, and immediately to the south of the train station Victoria Place is at the heart of a dynamic business community with significant neighbours including Asda HQ, KPMG, Eversheds Sutherland and BT. The new southern entrance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



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