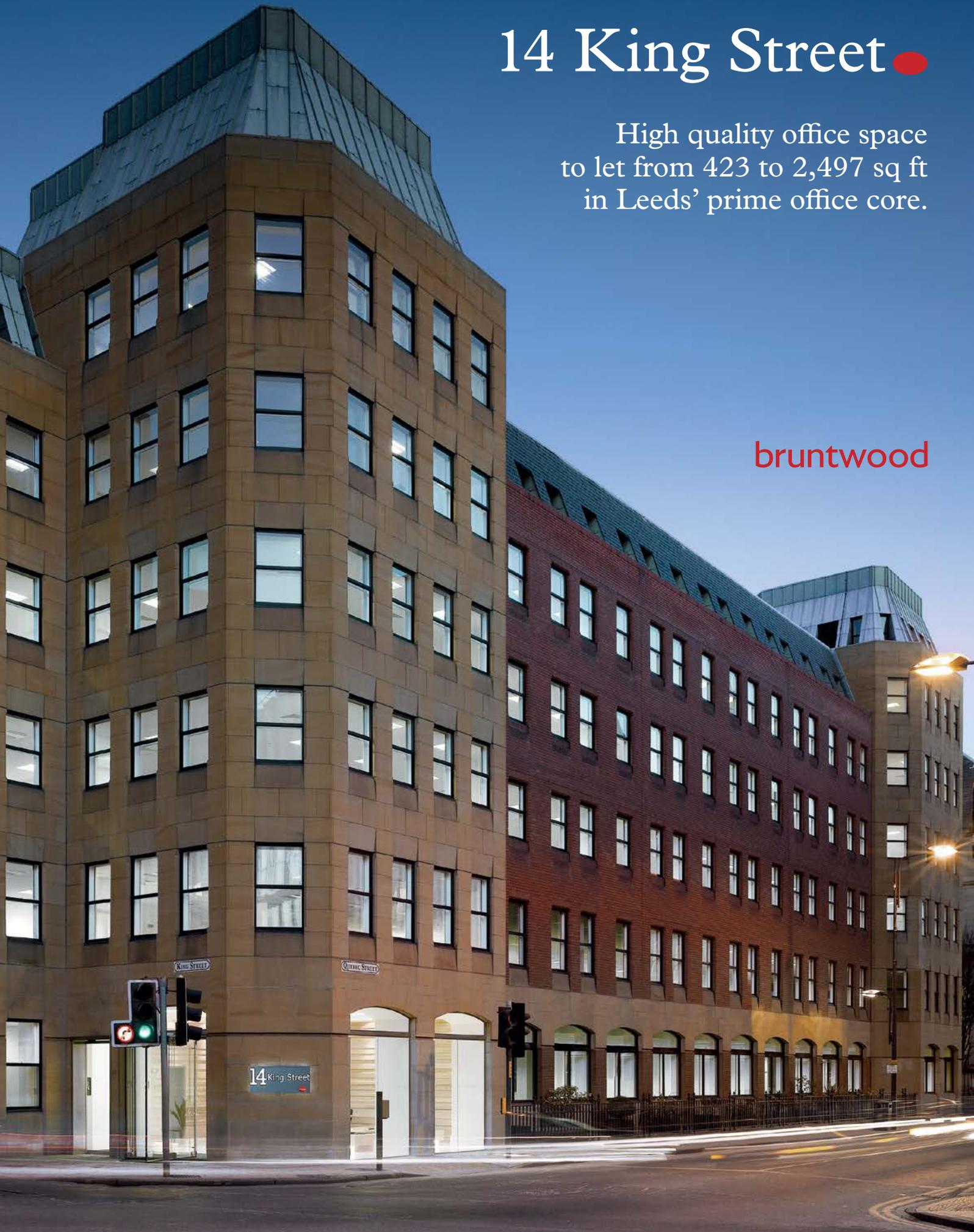


# 14 King Street ●

High quality office space  
to let from 423 to 2,497 sq ft  
in Leeds' prime office core.

bruntwood





# In the heart of Leeds

14 King Street sits centrally in Leeds city centre placing you in the heart of the city's commercial district with fantastic amenities and transport connections on your doorstep.

Within a short walk of City Square and the mainline rail station, 14 King Street offers an enviable Leeds business address. The building has a frontage on the city centre loop and sits on the doorstep of the retail core. This high-profile building offers statement offices and has attracted corporate neighbours such as JC Rathbone, Gatenby Sanderson, Randstad and Charles Stanley Group.

The striking reception and high quality interior finishes make 14 King Street feel like a brand new building. Contemporary and bright, the space offers a real sense of arrival for staff and visitors.

 **36,000**

TOTAL SQ FT OF OFFICE SPACE

 **2 mins**

WALK TO LEEDS TRAIN STATION





## First impressions

When it comes to your office, first impressions count. From the initial kerb appeal of the building through to the welcome received at our professionally staffed receptions, it all impacts on how you are seen to do business. The impressive reception at 14 King Street is staffed by a dedicated customer service team who manage the reception area and ensure the smooth operation of the building, leaving you free to run your business.

# Flexibility as standard

The generous floor plates at 14 King Street give the space and flexibility to create the right working environment for your business.

Available suites range in size from 423 to 2,497 sq ft and are all open-plan with raised-access flooring and air-conditioning. During our refurbishment programme all suites were finished to a high-specification offering you a quality starting point for your office fit-out.

## A property partner

We understand how your needs can change as your business develops, so we take a very flexible approach to the deal we make with you. Whether you need extra space in the long or short-term; or if you need advice on driving better value out of your premises, you'll always find us able to help.

### Suite specifications include:

- Open-plan suites
- Air conditioning
- Raised-access floors
- Suspended ceilings
- LED lights
- Metal ceiling tiles

### Building amenities include:

- On-site parking available
- Bicycle storage
- On-site customer service team
- DDA-compliant access
- 24-hour access
- Shower facilities
- Lift access

 EPC rating 55 (Band C)

 423 – 2,497

RANGE OF OFFICE SUITES AVAILABLE IN SQ FT

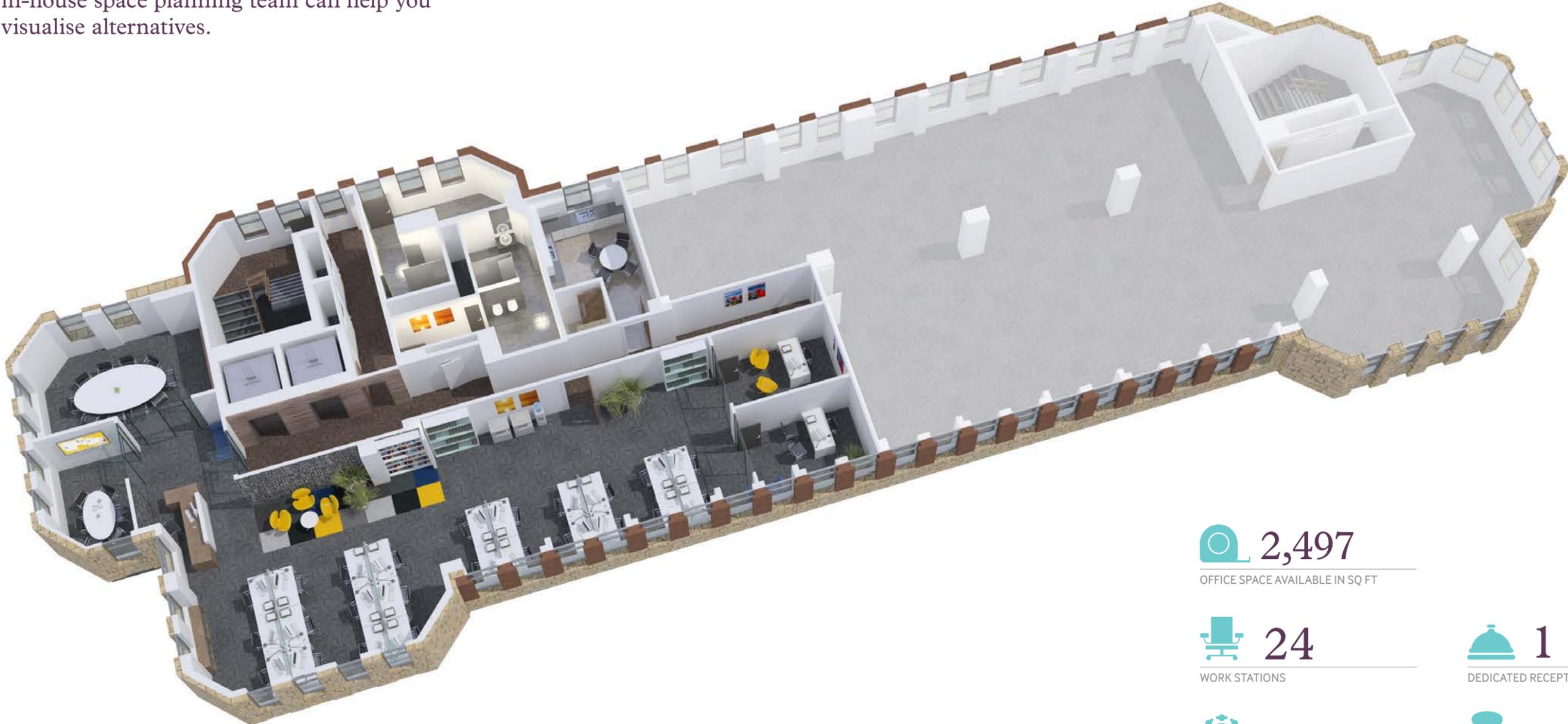
“The attention we receive and that’s given to our customers from Bruntwood is great. It’s on a different level. Without exception.”

**Michael Jowett**  
Handlesbanken, Leeds customer



# 3rd Floor

The third floor suite at 14 King Street offers 2,497 sq ft of space. The indicative plan below shows how the space can be used, however our in-house space planning team can help you visualise alternatives.



 **2,497**  
OFFICE SPACE AVAILABLE IN SQ FT

 **24**  
WORK STATIONS

 **2**  
MEETING ROOMS

 **1**  
DEDICATED RECEPTION

 **1**  
BREAKOUT SPACE



ie  
inspired  
idea  
innovation  
interesting  
insightful  
inspire  
improve  
ingenuity  
insight  
integrity  
intelligence  
inventiveness

empowering  
encouraging  
emphatic  
easy  
educate  
environments  
enabled  
energize  
enchanted  
ecstatic  
exuberant  
expectant  
exemplary  
extraordinary  
elevate  
excited

TEA

# An ideal location

From high quality shopping and restaurants to the latest cultural attractions, 14 King Street is ideally located for the wealth of amenities Leeds has to offer.

14 King Street's central location puts the best of what Leeds has to offer on your doorstep. For lunchtime essentials nearby you can find Pret A Manger and Philpotts along with local independent sandwich shops. When you want to get out of the office on a sunny lunchtime, Park Square is a short walk away.

Leeds has a compact city centre and 14 King Street is well located for easy access. The building benefits from on-site car parking, and its location on the city centre loop road gives easy access to the M62/M1 and the wider motorway network. Leeds train station is two minutes' walk away.

 **2 mins**

WALK TO LEEDS TRAIN STATION

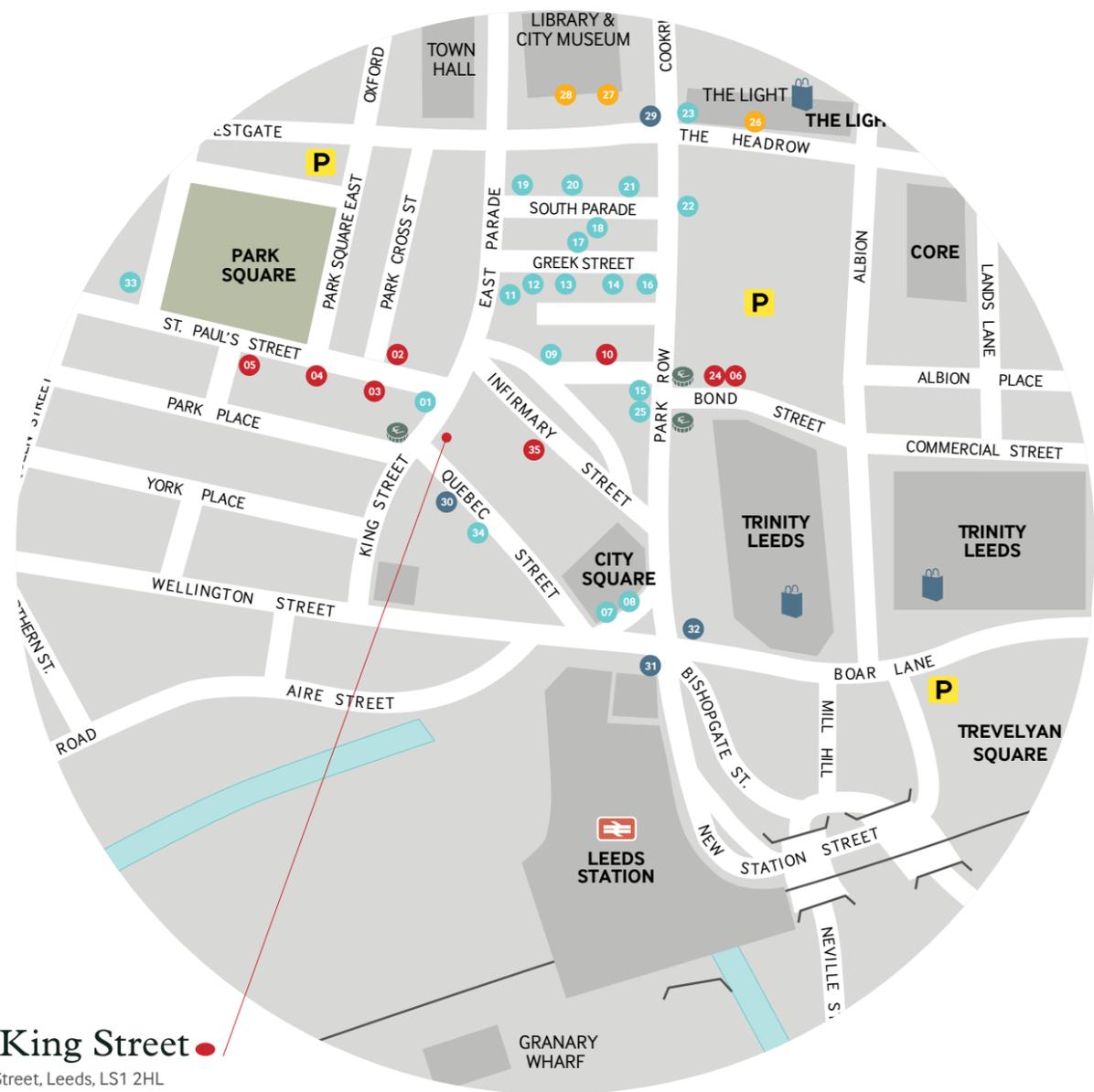
 **3 mins**

WALK TO TRINITY LEEDS

 **2 miles**

DRIVE TO M62 MOTORWAY





**14 King Street**  
King Street, Leeds, LS1 2HL

**Key**

● Convenience store, coffee / sandwich shop   ● Bar / restaurant   ● Culture   ● Parking   ● Cash point   ● Retail / leisure

- |                           |                    |                           |
|---------------------------|--------------------|---------------------------|
| 01 The Atlas Pub          | 13 La Tasca        | 25 Jamie's Italian        |
| 02 Patisserie Valerie     | 14 Prohibition     | 26 Vue Cinema             |
| 03 Tesco Express          | 15 Wagamama        | 27 Library                |
| 04 Philpotts              | 16 Piccolino       | 28 Art Gallery            |
| 05 Centre Fillings        | 17 The Living Room | 29 Radisson               |
| 06 Pret A Manger          | 18 Sukhothai       | 30 The Metropolitan Hotel |
| 07 Restaurant Bar & Grill | 19 Sam's Chophouse | 31 The Queen's Hotel      |
| 08 Loch Fyne              | 20 San Carlo       | 32 Park Plaza             |
| 09 Blackhouse             | 21 Bierkeller Bar  | 33 Pizza Express          |
| 10 Costa Coffee           | 22 Gaucho          | 34 Sous le Nez            |
| 11 Gourmet Burger Kitchen | 23 Browns          | 35 Pret A Manager         |
| 12 Akbars                 | 24 Tesco Metro     |                           |





Clarion

Crown Prosecution Service

14 King Street

Zurich

Ashcourt Rowen and HSBC

Bank of England

Stewarts Law

DLA

Walker Morris LLP

Appleyard Lees

The Metropolitan Hotel

City Square

Deloitte

Pinsent Masons

Leeds Train Station

Mills & Reeve LLP

Trinity Leeds

# Meet the neighbours

14 King Street is placed in Leeds prime commercial office core. The building itself is home to established businesses such as JC Rathbone, Gatenby Sanderson, Ranstad and Charles Stanley Group.

# Creating places for business success

Bruntwood is a family-owned and run property company that specialises in creating spaces that help businesses to succeed. From a single desk for a day to a whole building for 25 years, we have solutions to suit a wide range of requirements.

With over 100 properties across four UK city regions, we provide office space, serviced and virtual offices, meeting rooms and retail premises to companies across a range of different business sectors.

We don't see ourselves as a landlord but rather as our customers' property partner, making sure that their choice of premises adds the best possible benefit to the way their business works.

So why do business with us?

## Peace of mind

With over 38 years' experience of managing our buildings to the highest operational standards, we understand how to keep your work space performing at its best. With our dedicated customer service teams and in-house facilities management, you'll find that we react quickly and efficiently to any problems that arise.

## Value for money

Whether your requirement is for 300 sq ft or for 300,000 sq ft, we have a property at the right quality and the right price to suit your business. And because we operate and manage all our buildings ourselves, we can deliver better standards than our competitors.

## Good people to do business with

As a values-driven organisation, we recruit our people based on their attitude, enthusiasm and commitment, because we know that good relationships are the foundation of a good business. We apply our values to every aspect of how we behave as a company, both in our day-to-day operations and in making an active contribution to the cities where we operate.

 100

NUMBER OF PROPERTIES IN OUR PORTFOLIO

 6.2m

TOTAL OWNERSHIP IN SQ FT

 2,375

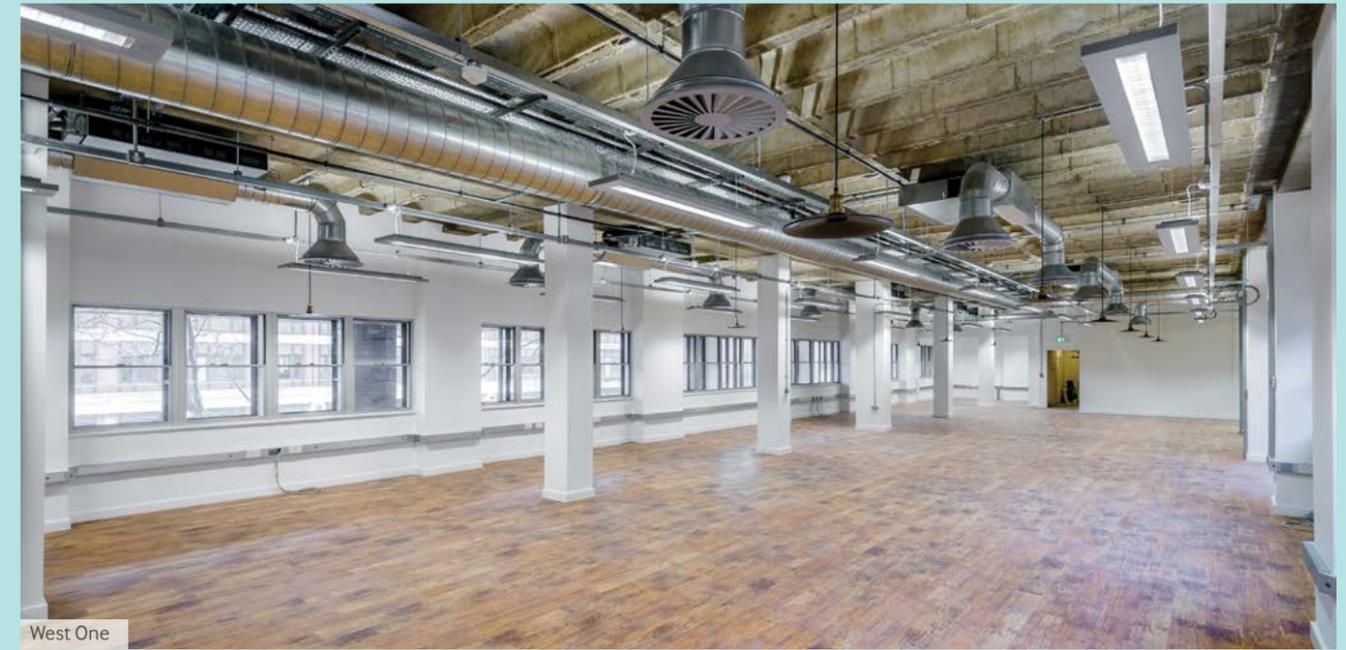
TOTAL NUMBER OF CUSTOMERS

 1,970

TOTAL NUMBER OF SERVICED DESKS

 200

TOTAL NUMBER OF RETAIL UNITS



West One



West One Roof Garden



Sovereign Square



West One



**Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.**

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

**bruntwood** ●

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Bruntwood  
14 King Street,  
Leeds,  
LS1 2HL

For more information on the properties in our portfolio please give us a call or visit the website

**0113 388 4884**  
**bruntwood.co.uk**

