

34 LISBON
STREET

NOW LETTING

CONTEMPORARY AND STYLISHLY
REFURBISHED OFFICES

3,205 FT² TO 22,700 FT²

LEEDS • LS1 4LX

34 LISBON STREET represents a unique opportunity to occupy newly refurbished, high quality office accommodation in the heart of the West End of Leeds.





THE OPPORTUNITY

34 Lisbon Street is the latest high quality office refurbishment in Leeds providing highly efficient and flexible office accommodation arranged over five floors totalling 22,700 ft² and benefitting from 19 secure basement car parking spaces.

The entrance foyer has been enlarged providing both stylish and very contemporary space with feature LED lighting, the office floors having modern open plan accommodation, integral to which is fully refurbished WC accommodation with feature lighting.

The building will undoubtedly be of interest to those occupiers seeking cost effective and value for money offices in the heart of Leeds city centre.



ACCOMMODATION

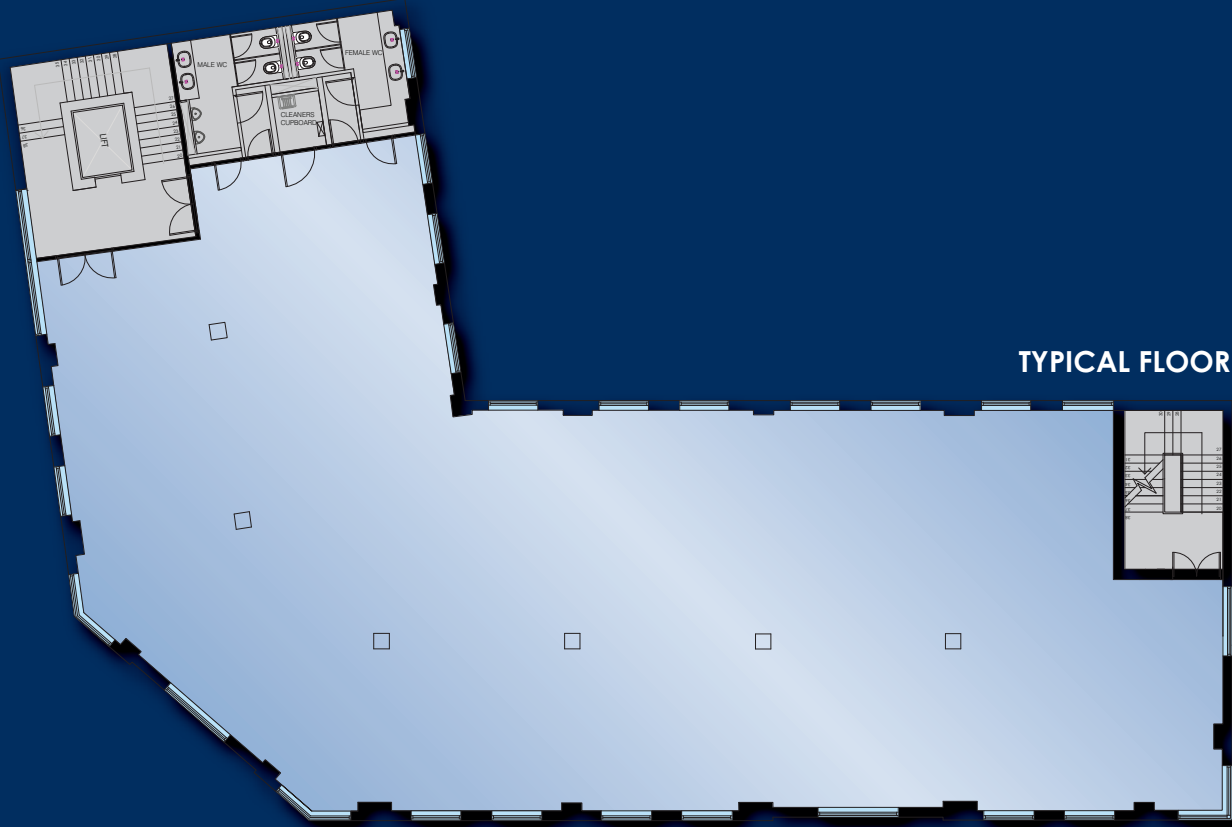
The available accommodation provides the following approximate floor areas (IPMS3):

Floor	M ²	FT ²
Ground	420.13	4,522
First	468.73	5,045
Second	463.74	4,992
Third	458.42	4,934
Fourth	297.74	3,205
Total	2,108.76	22,698

SPECIFICATION

The accommodation has been comprehensively refurbished with contemporary finishes throughout providing stylish accommodation with excellent natural daylight. The specification includes the following:

- Imposing and impressive enlarged entrance foyer
- Comfort cooling
- Full access raised floors
- Suspended ceilings with LED lighting
- Carpeting throughout
- Male, female and disabled WC's
- Passenger lift
- Shower facility
- 19 secure basement car parking spaces



TYPICAL FLOOR

TYPICAL FLOOR PLAN



LEEDS RAILWAY
STATION

10

9

4

3

2

1

7

8

P

P

LISBON
STREET

5

6

P

WELLINGTON
STREET

A58(M) INNER
RING ROAD

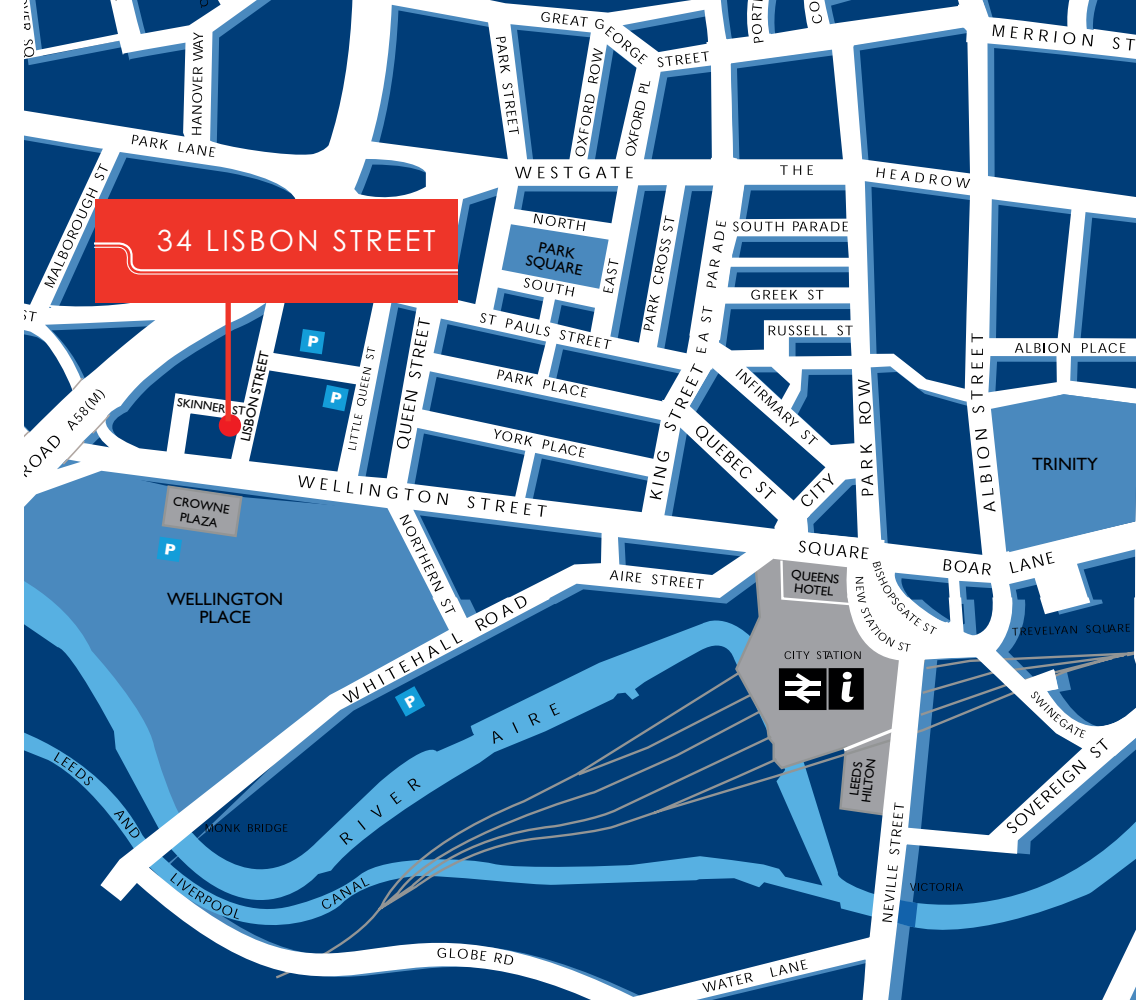
AMENITIES

1. Starbucks
2. Jack-Pots
3. Dry Green
Dry Cleaners
4. Speedflex Gym
5. Cashpoint
6. Crowne Plaza
7. Sociable Folk
8. Soccer Central
9. Bagel Nash
10. Pizza Express

LOCATION

34 Lisbon Street is prominently situated on the corner of Lisbon Street and Skinner Street, just off Wellington Street in the heart of the West End business district of Leeds City Centre. The building is located within a short walking distance of Leeds Railway Station and benefits from easy vehicular access via Wellington Street, providing direct access to the A58(M) Inner Ring Road and the national motorway network beyond.

The area is home to a number of major companies including Lloyds Banking Group, PwC, Allianz, Ward Hadaway, Sky Bet and Irwin Mitchell. Occupiers also benefit from a wealth of amenities in the immediate vicinity to include Starbucks, Crowne Plaza Hotel, gyms, sandwich shops and dry cleaners.



34 LISBON STREET

LEEDS • LS1 4LX

TERMS

The accommodation is available to let by way of a new effective FRI lease on terms to be agreed.

Rent available upon request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the preparation and completion of the legal documentation.

EPC

B (49) - Further details available upon request.

FURTHER INFORMATION

For further information, please contact the joint agents:



Jonathan Gale

DD: 0113 357 0126

jonathangale@brayfoxsmith.com



Lyndsay Burns

Tel: 0113 243 2400

lburns@harveyburns.co.uk



Robin Beagley

DD: 0113 234 1449

rbeagley@wsbproperty.co.uk

Duncan Senior

Tel: 0113 234 1444

dsenior@wsbproperty.co.uk