FLJ

To Let

6 Britannia Street

Leeds, LS1 2DZ

REFURBISHED SELF-CONTAINED & PART FITTED OFFICE SPACE - up to 18x desks with dedicated meeting rooms and kitchen facilities

1,101 sq ft
(102.29 sq m)

- Fully fitted workspace with up to 18x desks
- Self-contained with strong branding opportunities
- Fitted boardroom, reception and meeting room space
- LED lighting, central heating & raised access floors
- Dedicated kitchen, WC and shower facilities

0113 243 1133

www.fljltd.co.uk

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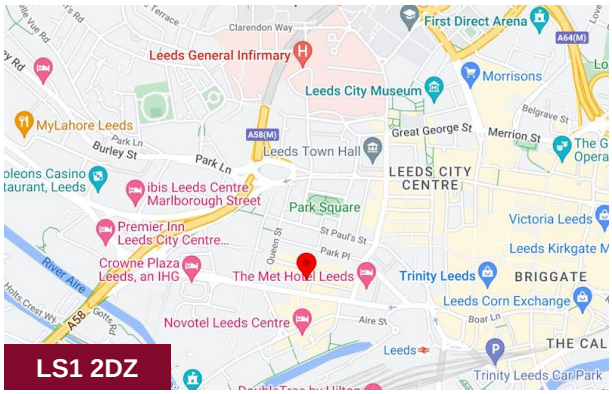
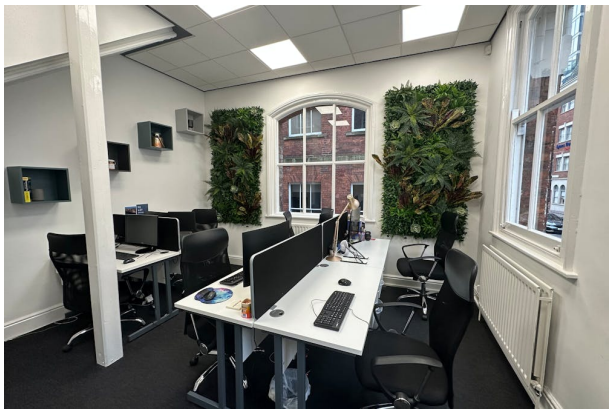
Summary

Available Size	1,101 sq ft
Rent	£27,525 per annum
Rates Payable	£6,861.25 per annum
Rateable Value	£13,750
Service Charge	N/A
EPC Rating	E (112)





Description

6 Britannia Street is an attractive self-contained building, comprising 1,100 sq. ft arranged over three floor levels. The building has recently benefitted from a refurbishment to a high standard and is available with the benefit of existing furniture (desks & task chairs).

The ground floor includes a reception area, a boardroom and an additional workspace that could be used as an additional meeting room or space to accommodate a further 6 desks.

The first floor is the principal workspace and provides an open plan space with desking for up to 12x staff. At lower ground level are the refurbished WCs, shower facilities, a kitchen and a further meeting room / break out space.

The specification includes LED lighting, carpet flooring, gas central heating and raised access floors.

Location

6 Britannia Street is perfectly situated in Leeds' central business district, next to Wellington Street and within a short walk of Wellington Place, Central Square and Park Square.

A wealth of amenities are on the door-step of the building including a variety of amenity at Wellington Place and along St Paul's Street.

Leeds Train Station is within less than 5 minutes' walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	139	12.91	Available
Ground	460	42.74	Available
1st	502	46.64	Available
Total	**1,101**	**102.29**	

Terms

The building is available on a sub-lease for a term to be agreed (expiry required by November 2028).

Viewing & Further Information

Harry Finney
0113 243 1133 | 07565622133
harry.finney@fljltd.co.uk

Bethan Linehan
07542025118
bethan.linehan@fljltd.co.uk

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