84 ALBION ST LEEDS

TO LET

1,184 – 10,326 SQ. FT / 18-135 DESKS

TRADITIONAL AND FULLY FITTED WORKSPACE

84ALBIONSTREET.CO.UK

IN THE HEART OF THE CITY





84 Albion Street stands as a prominent landmark office building, strategically positioned at the bustling heart of Leeds' city centre.

This exceptional office development boasts an impressive 22,283 sq ft of workspace, thoughtfully distributed across 6 floors, including fully fitted suites gracing the first floor, with an added advantage of fully fitted suites gracing the first floor.



HIGHLIGHTS

- SHOWER FACILITIES
- CYCLE STORAGE
- AIR CONDITIONING
- MEETING ROOMS & SHARED FACILITIES
- ULTRAFAST FIBRE CONNECTIVITY
- LIFT ACCESS
- DDA COMPLIANT
- EPC B RATING
- BASEMENT CAR PARKING
- EXCELLENT NATURAL LIGHT
- 24/7 ACCESS
- COLUMN FREE FLOOR PLATES



KIRKGATE MARKET- 6 MIN WALK



LEEDS BRIGGATE- 3 MIN WALK



TRINITY CENTRE- 2 MIN WALK



VICTORIA & VICTORIA GATE LEEDS- 5 MIN WALK

THE PLACE TO BE

84 Albion is a standout presence on Albion Street, occupying a prime location in the bustling commercial district of Leeds City Centre. This vibrant and busy pedestrian thoroughfare enjoys the added advantage of excellent public transport connections, with multiple bus stops and Leeds City Station just a short walk away, ensuring convenient accessibility for all.

The property's strategic positioning offers close proximity to a wealth of enticing dining options, lively bars, and diverse retail stores. Additionally, 84 Albion finds itself within easy reach of the esteemed Trinity Leeds shopping centre, making it an ideal location for the utmost convenience for your staff and impressive client entertaining opportunities.

LEEDS, LS1 6AG

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BY FOOT

- CITY SQUARE — 01 MIN
- LEEDS STATION — 03 MIN
- THE LIGHT — 03 MIN
- TOWN HALL — 05 MIN
- VICTORIA GATE — 05 MIN
- PARK ROW — 01 MIN
- TRINITY LEEDS — 02 MIN
- VICTORIA QUATER — 03 MIN
- HARVEY NICHOLS — 03 MIN
- BUS STATION — 12 MIN

BY RAIL

- MANCHESTER — 54 MIN
- NOTTINGHAM — 108 MIN
- LONDON — 119 MIN
- NEWCASTLE — 84 MIN
- BIRMINGHAM — 114 MIN
- EDINGBURGH — 180 MIN

LEEDS, LS1 6AG

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GRAB & GO

01	SAINSBURY'S	2 MIN
02	STARBUCKS	2 MIN
03	PRET A MANGER	3 MIN
04	GREGGS	2 MIN
05	MCDONALD'S	4 MIN
06	BILLS	1 MIN
07	TESCO	3 MIN
08	WASABI SUSHI	2 MIN

CASUAL

09	LOST & FOUND	2 MIN
10	PIZZA EXPRESS	2 MIN
11	TRINITY KITCHEN	3 MIN
12	COSY CLUB	1 MIN
13	THE BOTANIST	4 MIN
14	FRANCO MANCA	4 MIN
15	MEATLIQUOR	2 MIN
16	NANDOS	4 MIN

WINE & DINE

17	CRAFTHOUSE	5 MIN
18	ANGELICA	5 MIN
19	RESTAURANT BAR & GRILL	5 MIN
20	THE IVY	5 MIN
21	GINO D'ACAMPO	5 MIN
22	MAN BEHIND THE CURTAIN	6 MIN
23	GAUCHO	3 MIN
24	SIX BY NICO	5 MIN

ALL TIMES BASED ON WALKING TIMES

NEIGHBOURHOOD HEROS

Trinity Leeds

VICTORIA LEEDS

thelight

LEEDS CORN EXCHANGE

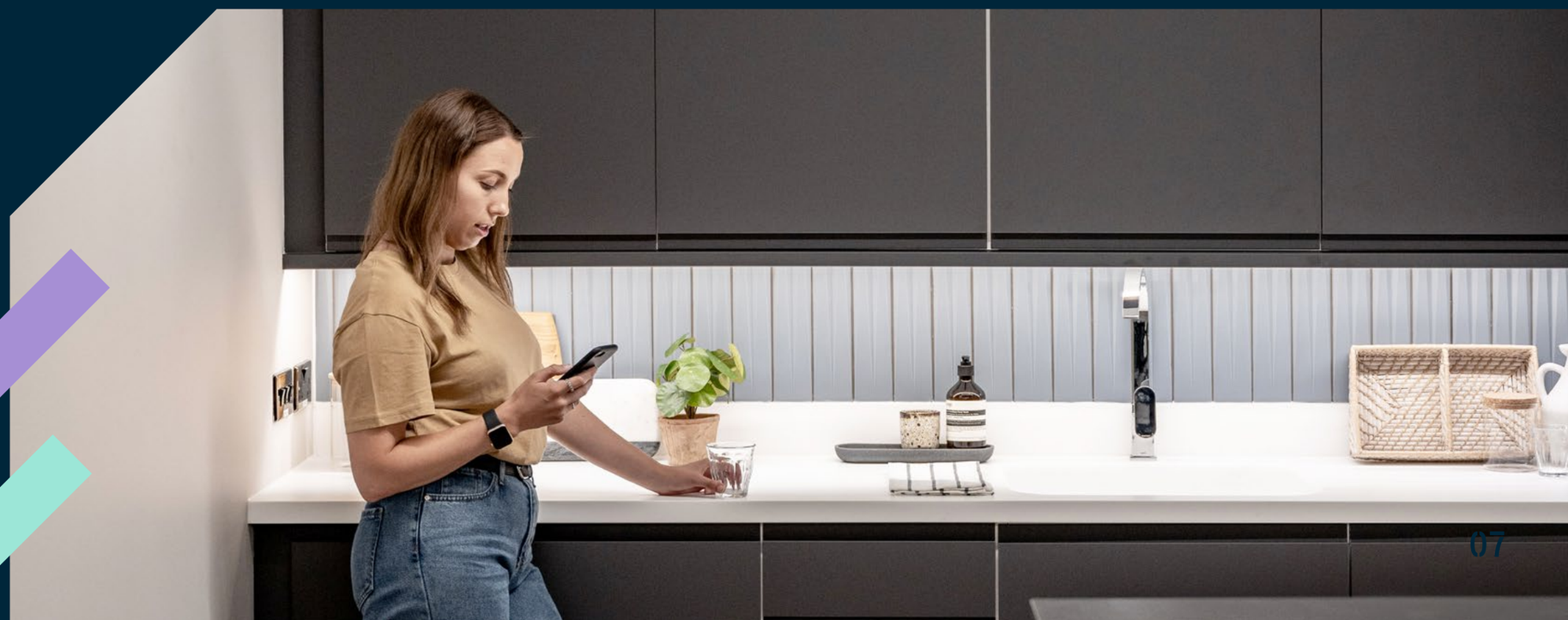
thecore™

LEEDS, LS1 6AG





FULLY FITTED SUITES



FULLY FITTED SUITES





360° TOUR

VIEW WEBLINK HERE

Introducing our 1st Floor - Fully Fitted Suites, offering an unmatched leasing opportunity for 4 to 64 desk offices. These turnkey spaces are fully furnished and available whenever you need them, boasting easy-in, easy-out terms with no dilapidations and immediate occupancy, providing your business with the ultimate flexibility.

Embrace a seamless work environment with our fully furnished suites, equipped with cabled workstations, a dedicated kitchen, meeting rooms, and inviting breakout spaces. You'll enjoy round-the-clock access, a private entrance, and convenient amenities such as shower and bike facilities.

Choose from an array of fitted suites ranging from 301 to 1,884 sq ft, thoughtfully designed to meet your requirements. Whether you prefer the existing layouts or wish to tailor the space to your needs, we are committed to accommodating your vision.

FULLY FITTED SUITES INCLUSIONS:

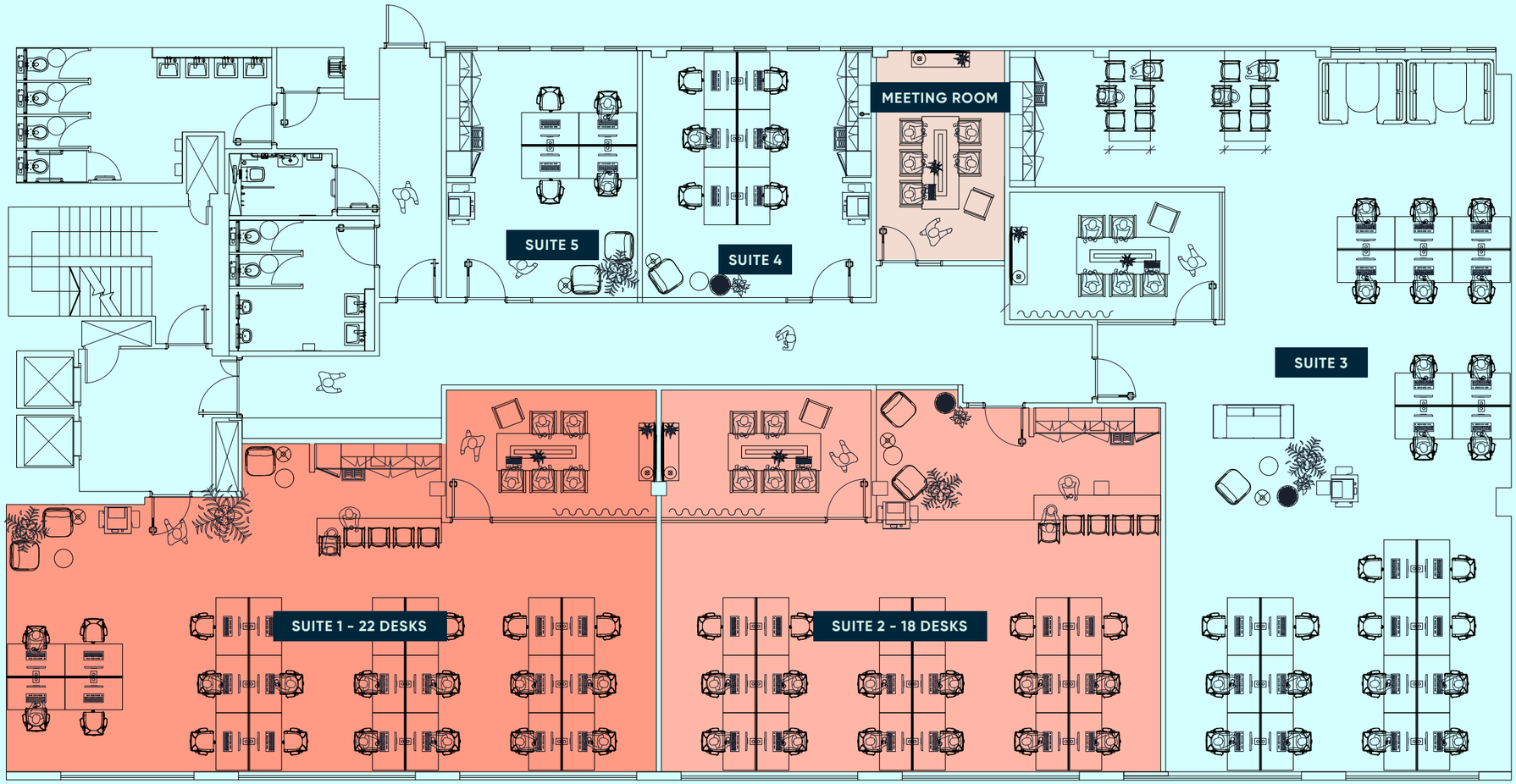
- FLEXIBLE TENANCY
- INCLUSIVE MONTHLY RENT
- READY TO GO BROADBAND
- NO DILAPIDATION COSTS (FAIR WEAR AND TEAR POLICY)
- FULLY FURNISHED



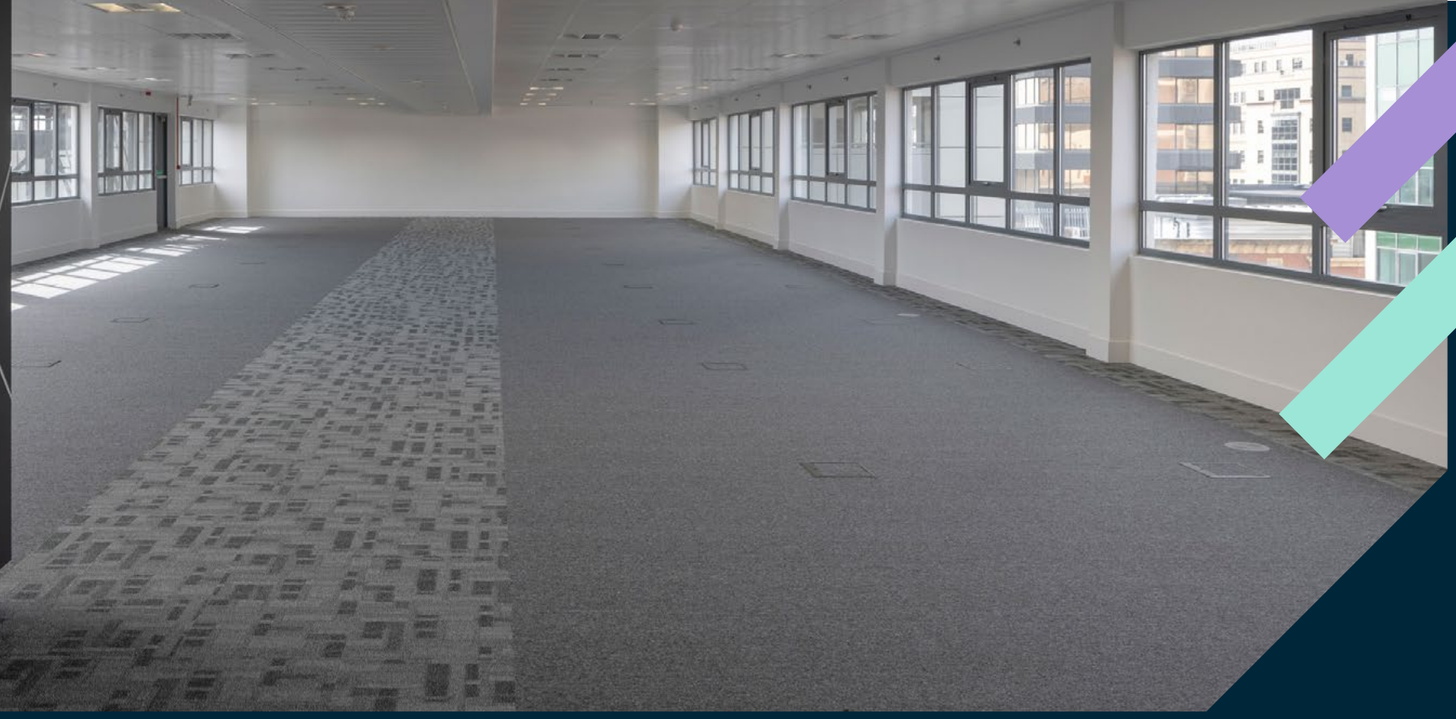
1ST FLOOR FULLY FITTED SUITES

SPACE	DESKS	SQ FT	SQ M	AVAILABILITY
SUITE 1	22	1,334	123.93	AVAILABLE
SUITE 2	18	1,184	110	AVAILABLE
SUITE 3	24	1,884	175.03	MURGITROYD
SUITE 4	6	355	32.98	CHILDERSTONE PROJECT MANAGEMENT
SUITE 5	4	301	27.96	TGA
6 PERSON MEETING ROOM				

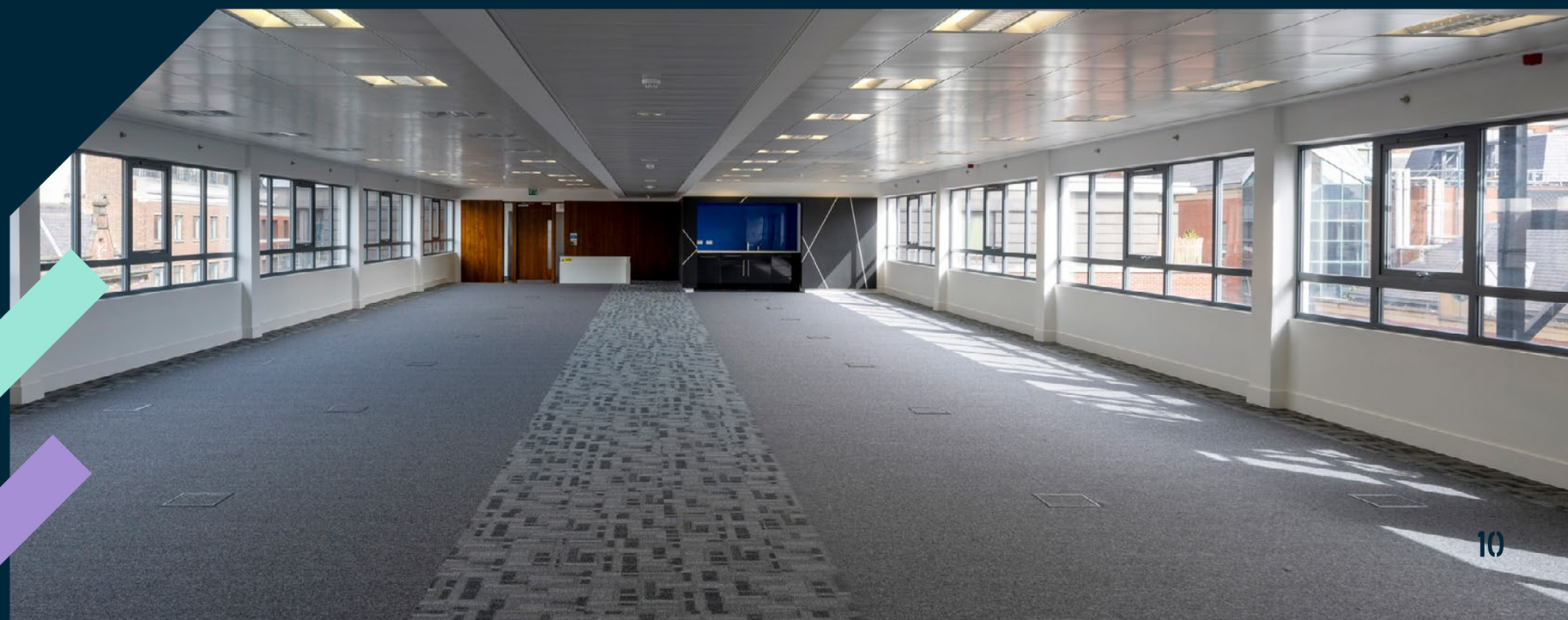
- EXPOSED CEILINGS
- LED STRIP LIGHTING
- MODERN KITCHEN
- BREAK OUT SPACE
- HIGH SPEC WORKSTATIONS
- CARPET FLOORING
- DEDICATED MEETNIG ROOM
- ACCESS TO SHARED MEETING ROOM

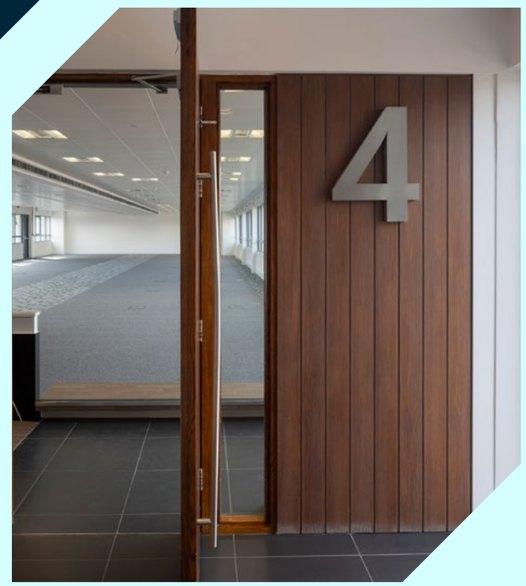


ALBION STREET



TRADITIONAL WORKSPACES







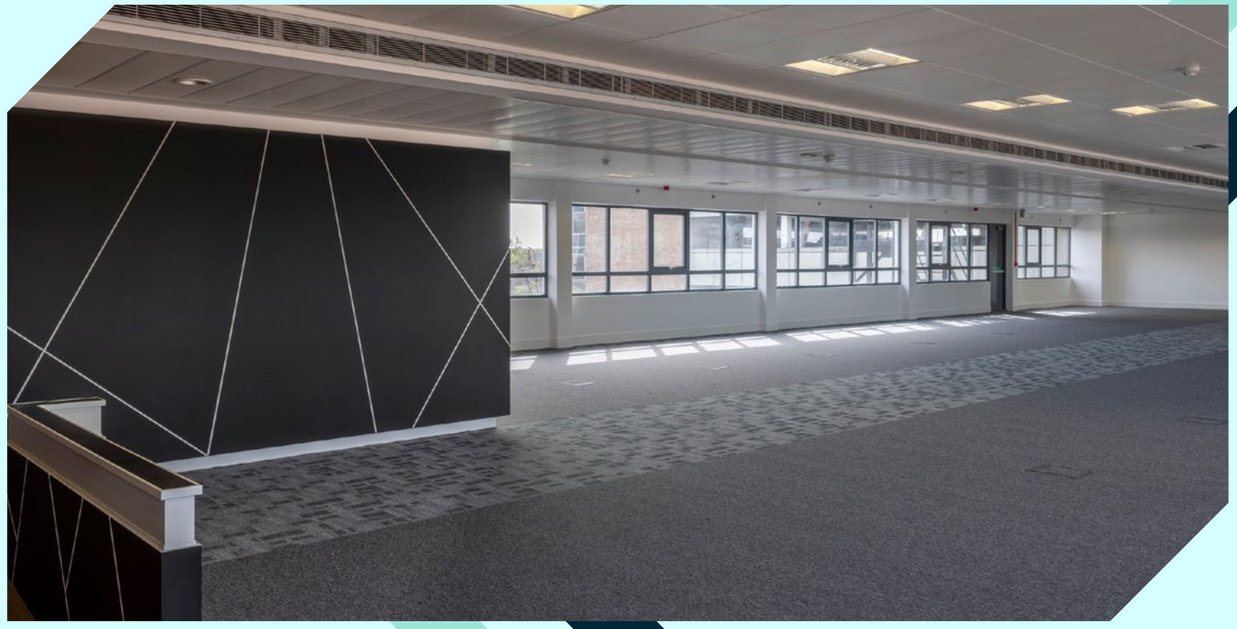
TRADITIONAL WORKSPACE

360° TOUR

VIEW WEBLINK HERE

Discover the opportunity to lease an entire floor of meticulously crafted traditional workspace, tailored to your exact needs.

Immerse yourself in a contemporary work environment flooded with natural light, courtesy of dual aspect glazing, exceptional floor-to-ceiling height, and column-free floor plates. Experience the privilege of having your own front door, ensuring a sense of exclusivity and autonomy within this thoughtfully designed space.



TRADITIONAL WORKSPACE

SPACE	DESKS	SQ FT	SQ M	AVAILABILITY
2ND	---	---	---	ARMA LITIGATION LLP
3RD	UP TO 45	3,442	230.98	AVAILABLE
4TH	UP TO 45	3,442	230.98	AVAILABLE
5TH	UP TO 45	3,442	230.98	AVAILABLE
6TH	---	---	---	P & HS ARCITECTS LTD
TOTAL	UP TO 90	10,326	7,140.98	

SUSPENDED CEILINGS

LED LIGHTING

FITTED KITCHEN

OPEN PLAN FLOOR PLATES

COLUMN FREE FLOOR PLATES

CARPET FLOORING

DEDICATED WC FACILITIES

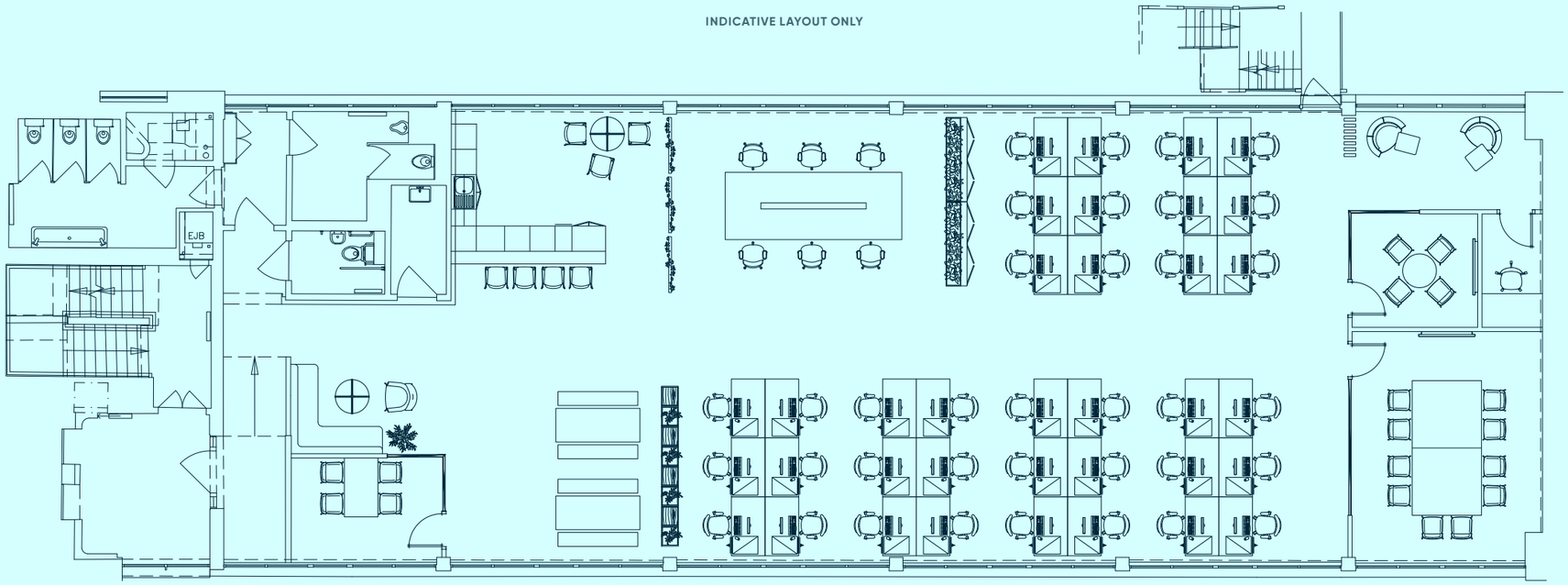
AIR CONDITIONING

FEATURES:

- 36X FIXED DESKS
- 6X HOT DESKS
- 2X 4 PERSON MEETING ROOM
- 1X 10 PERSON MEETING ROOM
- KITCHEN / BREAK OUT
- PRIVATE WORK AREAS

TRADITIONAL FLOOR PLATE

INDICATIVE LAYOUT ONLY



ALBION STREET

84 ALBION ST LEEDS

A DEVELOPMENT BY

LSPIM
LONDON & SCOTTISH PROPERTY INVESTMENT MANAGEMENT

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