TO LET

CREATIVE CITY CENTRE WORKSPACE –
Availability From 450 Sq Ft - 6,527 Sq Ft

DUKE STREET, LEEDS LS9 8AG

WELCOME TO MUNRO HOUSE

Munro House has Leeds City Centre at its fingertips. Once the headquarters of the United Yeast Company – this building has long made things rise. Now it's your business's turn.

The spaces available to let:
Munro House's second and third floor provide an opportunity to the occupier to have an input into the specification and design of these spaces. These versatile, highly desired spaces offer a large, open plan, glass fronted office, that are ready to be configured into the perfect home for your venture. Huge windows bring in ample natural light, and provide sweeping views across Leeds City Centre.

These floors offer a versatile space where you can create your ideal collaborative workspace, creative studio, or dynamic office environment.

At A Glance

- **Iconic location surrounded by excellent amenities**
- **Excellent transport links**
- **Prominent, accessible location**
- **Efficient column free floorplate**
- **Opportunity to input on design to create a bespoke layout for your business**
- **Competitive rents**

CREATE A WORKSPACE
AS UNIQUE AS YOUR BUSINESS.

THE SPACES

This expansive, bright, flexible open plan space really is a blank canvas – an opportunity to create a space completely tailored to your business.

The office suites boast exposed services and features giant windows, which anchor the spaces, creating a brilliant foundation to build the perfect workspace from.

These areas have vast potential to be fitted out to your desired specification with meeting rooms, break-out spaces, and open plan layouts – the choice is yours.

The offices come with high speed fibre optic broadband connectivity.

Create an office that tells your story, wows your clients and inspires your employees.

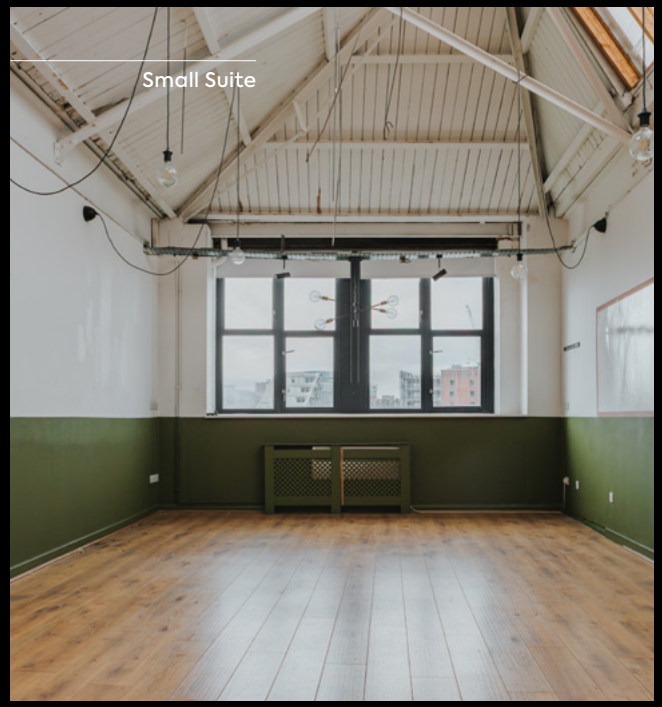
Please note: CGI Imagery is indicative of layout.

2nd floor — 3185 sqft

“WE ABSOLUTELY LOVE OUR SPACE. WE WERE ABLE TO DESIGN IT TO PERFECTLY SUIT OUR PEOPLE AND THE WAY WE WORK.”

Alex Willcocks
Creative Director / Owner of Engage Interactive
(1st Floor, Munro House)

Please note: CGI Imagery is indicative of layout.



Small Suite

2nd Floor — 3185 Sqft

Third Floor — 2,892 sqft

Third Floor Kitchen

Third Floor — 2,892 sqft

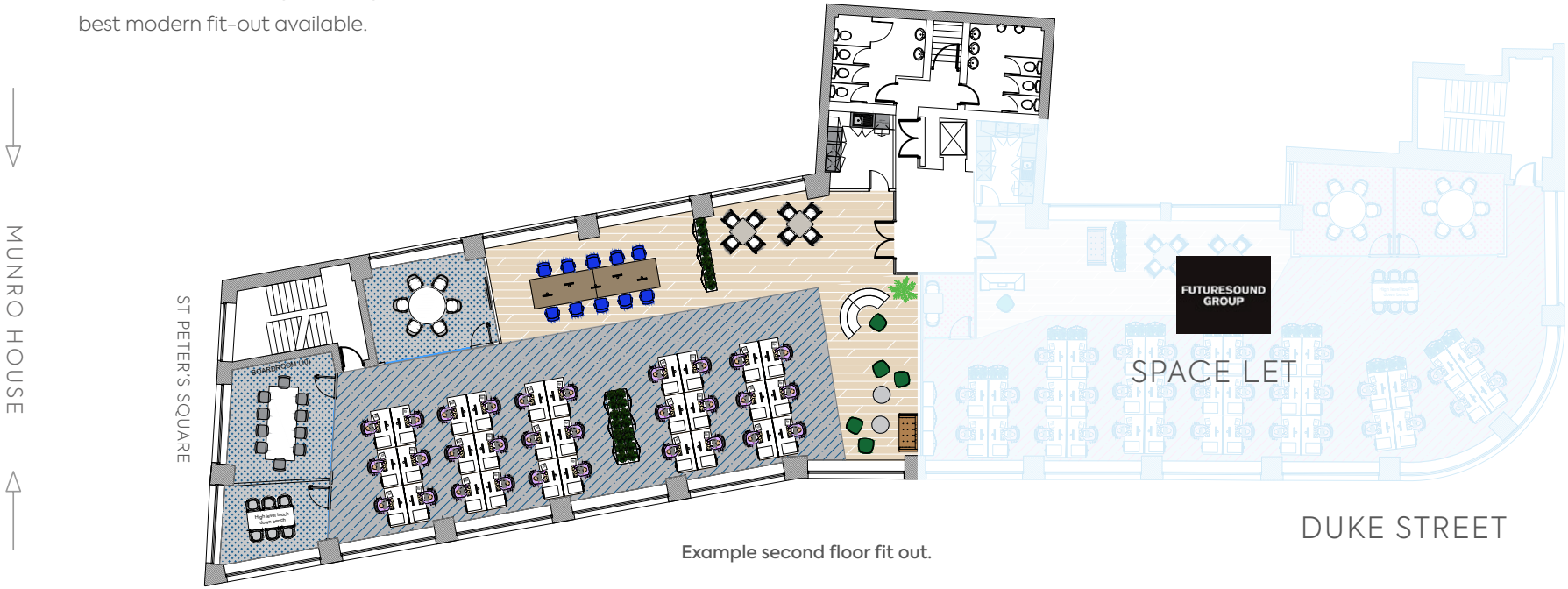
SECOND FLOOR LAYOUT

Huge windows, vast amounts of space and an open plan concept, create this unique interior in Munro House.

This is a characterful office building that beautifully combines the building's existing brick structure with the best modern fit-out available.

Accommodation schedule:

FLOOR	SQ FT	SQ M
Second Floor Suite	3,185	295.90
Third	2,892	268.68
Third Studio	450	41.81
TOTAL	3,185	295.90



Example second floor fit out.

The space includes its own lobby, kitchenette, meeting rooms and break out spaces.

Suite A:

- 3185 sq ft
- 30 traditional desks
- 10 person high bench desks
- 1 x 10 person meeting room
- 2 x 6 person meeting room
- Informal breakout space
- Additional hot desking space

Specification:

- Open plan
- Exposed services
- Opportunity to have an input on design to create a space specifically designed for you
- Extensive floor to ceiling height
- Potential for raised access floor
- High speed fibre optic broadband
- Lift access

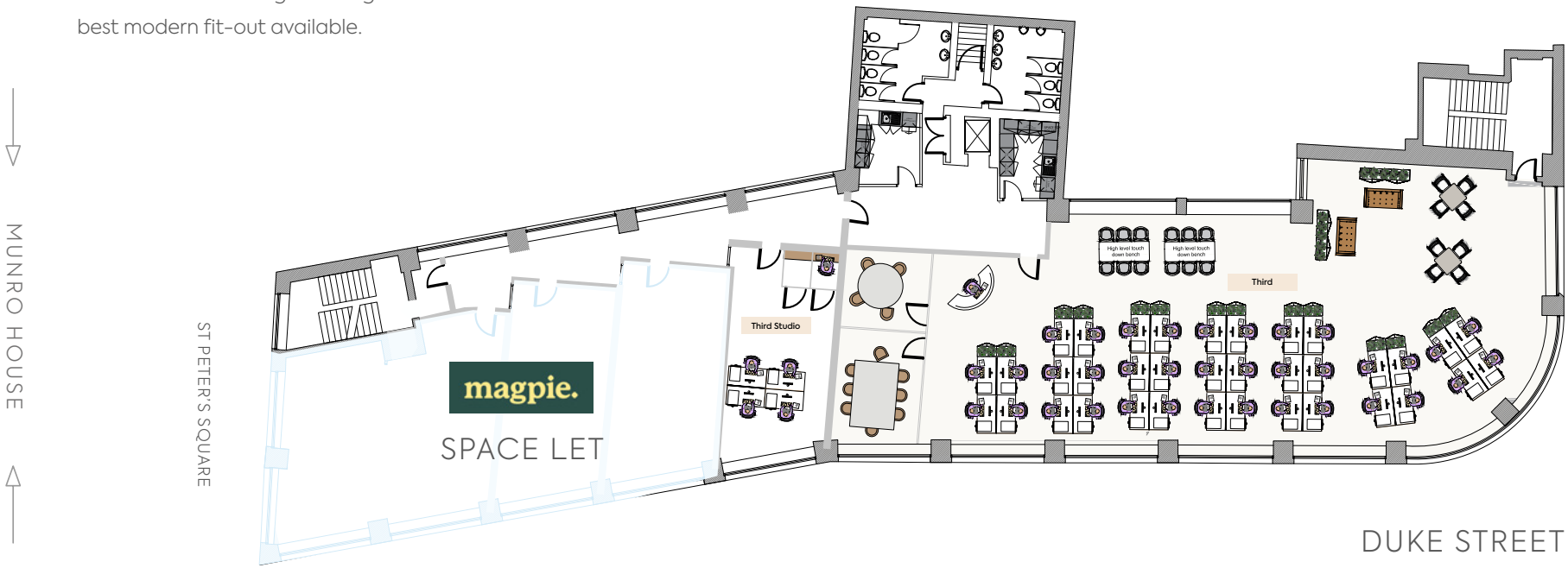
THIRD FLOOR LAYOUT

Huge windows, vast amounts of space and an open plan concept, create this unique interior in Munro House.

This is a characterful office building that beautifully combines the building's existing brick structure with the best modern fit-out available.

Accommodation schedule:

FLOOR	SQ FT	SQ M
Second Floor Suite	3,185	295.90
Third	2,892	268.68
Third Studio	450	41.81
TOTAL	3,342	310.49



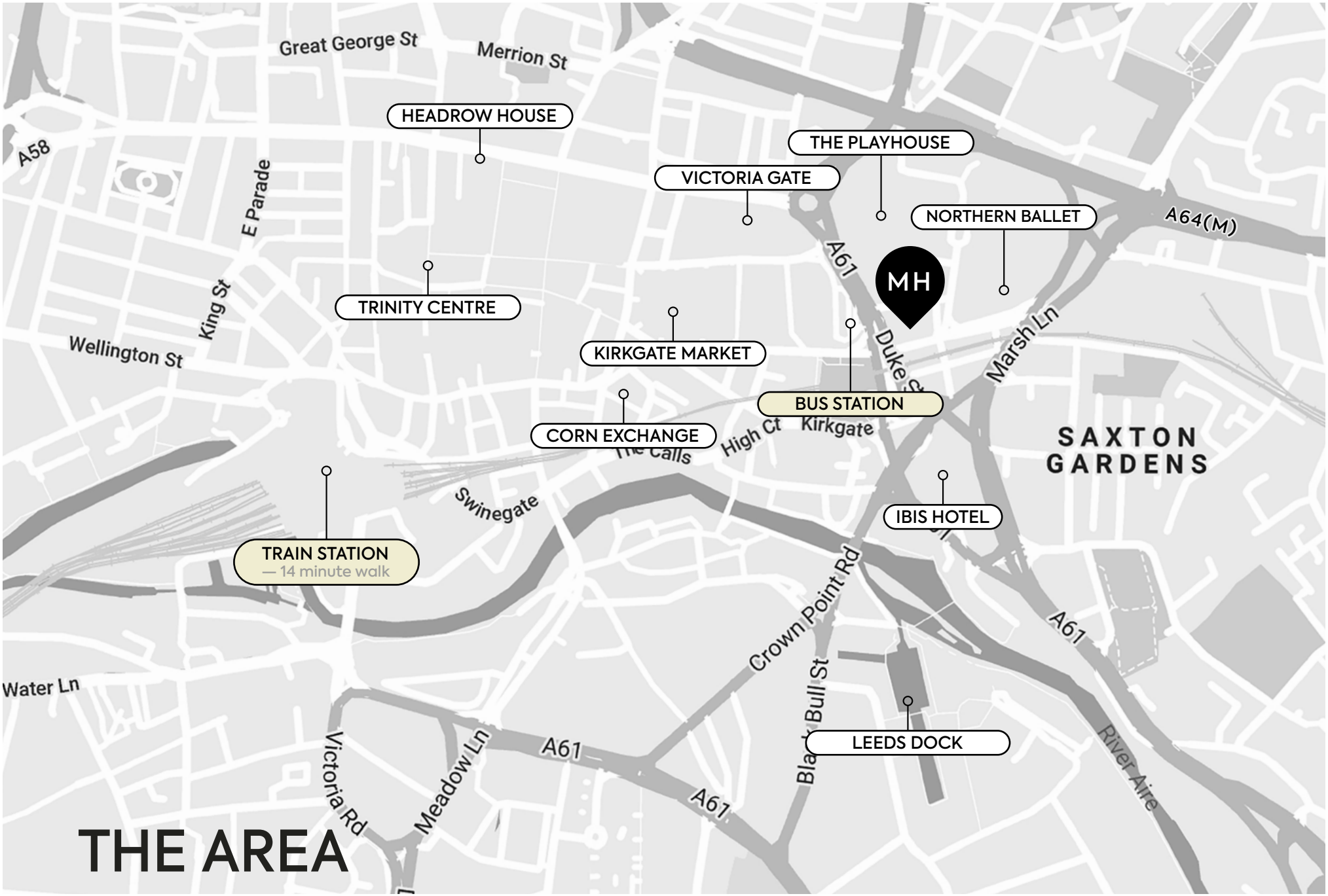
The space includes its own lobby, kitchenette, meeting rooms and break out spaces.

Third Floor:

- 3,342 sq ft
- 36 traditional desks
- 12 person high bench desks
- space for meeting rooms
- Informal breakout space
- Additional hot desking space

Specification:

- Open plan
- Exposed services
- Opportunity to have an input on design to create a space specifically designed for you
- Extensive floor to ceiling height
- Potential for raised access floor
- High speed fibre optic broadband
- Lift access


Great George St
Merrion St
HEADROW HOUSE
THE PLAYHOUSE
VICTORIA GATE
NORTHERN BALLET
A64(M)
A58
E Parade
King St
Wellington St
TRINITY CENTRE
KIRKGATE MARKET
MH
A61
Duke St
Marsh Ln
BUS STATION
CORN EXCHANGE
High Ct
Kirkgate
The Calls
SAXTON GARDENS
Swinegate
IBIS HOTEL
TRAIN STATION
— 14 minute walk
Crown Point Rd
A61
Water Ln
Black Bull St
LEEDS DOCK
River Aire
Victoria Rd
Meadow Ln
A61
A61

THE AREA

THE LOCATION

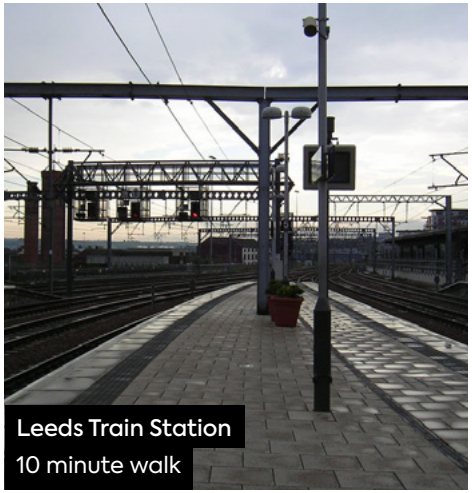
MUNRO HOUSE IS SUPER-CONNECTED TO THE LEEDS PUBLIC TRANSPORT SYSTEM, WITH BUSES ON YOUR DOORSTEP AND THE TRAIN STATION JUST A SHORT WALK AWAY.

The building is located on the inner ring road, creating easy access in and out of the city, and to the wider road network.

Other local amenities:

Sarto - on site
Rambuttri - on site
The West Yorkshire Playhouse – 1 minute walk
The Wardrobe – 1 minute walk
Ibis Hotel – 1 minute walk
Kirkgate Market – 5 minute
Corn Exchange – 6 minute walk
Leeds Bus Station – 1 minute walk
Leeds Dock – 8 minute walk
The Gym – 3 minute walk
Lamb and Flag – 3 minute walk
Trinity – 8 minute walk
Headrow House – 6 minute walk

Sarto
On-site



Leeds Train Station
10 minute walk

Victoria Gate
2 minute walk

The Calls
5 minute walk

MUNRO HOUSE

A PIECE OF HISTORY

ORIGINALLY NAMED UNION HOUSE DURING THE 1930s, MUNRO HOUSE HAS BEEN UTILISED BY MANY BUSINESSES FROM MULTIPLE INDUSTRIES THROUGHOUT ITS TIME.

The ground floor was occupied by Walter Wraggs motor cycle dealers during the 1960s and 1970s and at that time much of the rest of the building was used by the tailoring industry.

During the 1990s and 2000s the building was home to Yorkshire's Auto Trader. It was also the location for a number of other small businesses and charities.

Munro House is located close to The West Yorkshire Playhouse, St Peter's Square, home to BBC Yorkshire, Leeds College of Music, Northern Ballet, Yorkshire Dance and The Wardrobe, making the area the centre for all things 'Arts' in Leeds.

Munro House has always maintained its character, through its original 1930s' structure and clever interior design. Indeed, the building's history has been utilised, enabling three floors of exceptional and adaptable office spaces to be created. The building offers a unique and contemporary working environment situated amongst the most creative businesses in Leeds.

CONTACT US

EAMON FOX
EAMON.FOX@KNIGHTFRANK.COM
0113 297 2433

VICTORIA HARRIS
VICTORIA.HARRIS@KNIGHTFRANK.COM
0113 297 2448

HARRY FINNEY
HARRY.FINNEY@FLJLTD.CO.UK
07565 622133

ZAC PARKER
ZAC.PARKER@FLJLTD.CO.UK
07542 025120

Terms:

The suites are available immediately by way of new lease. Please contact the agent for more details.

Knight Frank

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk

Misrepresentations Act:
Details prepared September 2024
Subject to Contract

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.