FLJ

To Let



Cross York Street Studios

Cross York Street, Leeds, LS2 7BL

CHARACTER OFFICE - with a communal courtyard, lift access, air conditioning and shower facilities.

705 to 3,104 sq ft
(65.50 to 288.37 sq m)

- Existing large meeting room / private office
- Fitted kitchen
- Red brick exposed 'character' office
- Creative community / location
- Air conditioning
- LED pendant lighting

Cross York Street Studios, Cross York Street, Leeds, LS2 7BL

Summary

Available Size	705 to 3,104 sq ft
Rent	£15 - £19.50 per sq ft
Business Rates	N/A
Service Charge	£4.76 per sq ft
EPC Rating	D (79)

Description

Cross York Studios offers unique and striking office space that combines the character of the property's history with the best of modern office design and technology whilst maintaining its existing structure and original period features.

Studio 6 benefits from existing fitout in the form of a fitted kitchen and large meeting room / private office.

Location

Situated in one of the city's most vibrant and diverse areas, Cross York St. Studios is surrounded by a variety of restaurants, coffee shops and bars which enhance a thriving work environment. With the retail heart of Leeds only a short walk away you can also look forward to everything the recently completed Victoria Gate has to offer.

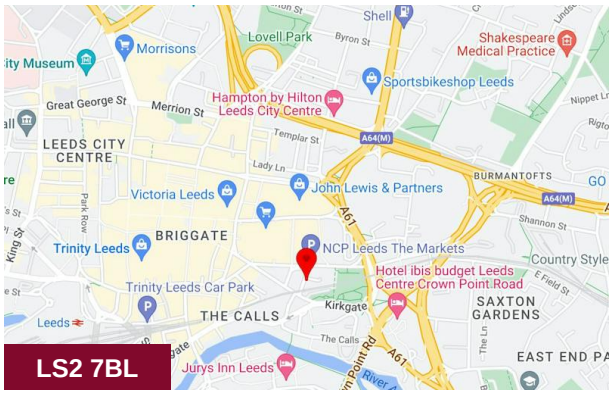
Accommodation

The accommodation comprises the following: Kitchen, Shower and WC facilities integrated within the studio.

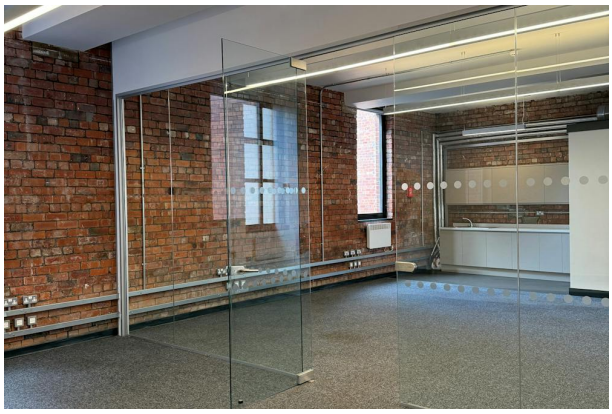
Name	sq ft	sq m	Availability
1st - Studio 6	705	65.50	Available
Ground - Studio 2	1,000	92.90	Available
Ground - Studio 5	705	65.50	Available
2nd - Studio 7	694	64.47	Available
Total	**3,104**	**288.37**	

Anti-Money Laundering

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.







Viewing & Further Information

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