TWO
FLOORS
REMAINING

6

QUEEN STREET

LEEDS

YOUR NEW ALTERNATIVE IS HERE

TOP 4 FLOORS LET TO BURBERRY

1ST FLOOR - 13,072 SQ FT
AVAILABLE

GROUND FLOOR - 11,810 SQ FT
+ EXCLUSIVE URBAN GARDEN
AVAILABLE

UP TO 24,882 SQ FT AVAILABLE

AN OUTSTANDING NEW OFFICE DEVELOPMENT SET OVER SIX FLOORS, LOCATED AT THE HEART OF LEEDS' OFFICE QUARTER OFFERING SECURE BASEMENT PARKING AND AN URBAN GARDEN FOR THE EXCLUSIVE USE OF THE GROUND FLOOR TENANT. AVAILABLE NOW.

6 REASONS WHY THIS MAKES PERFECT SENSE

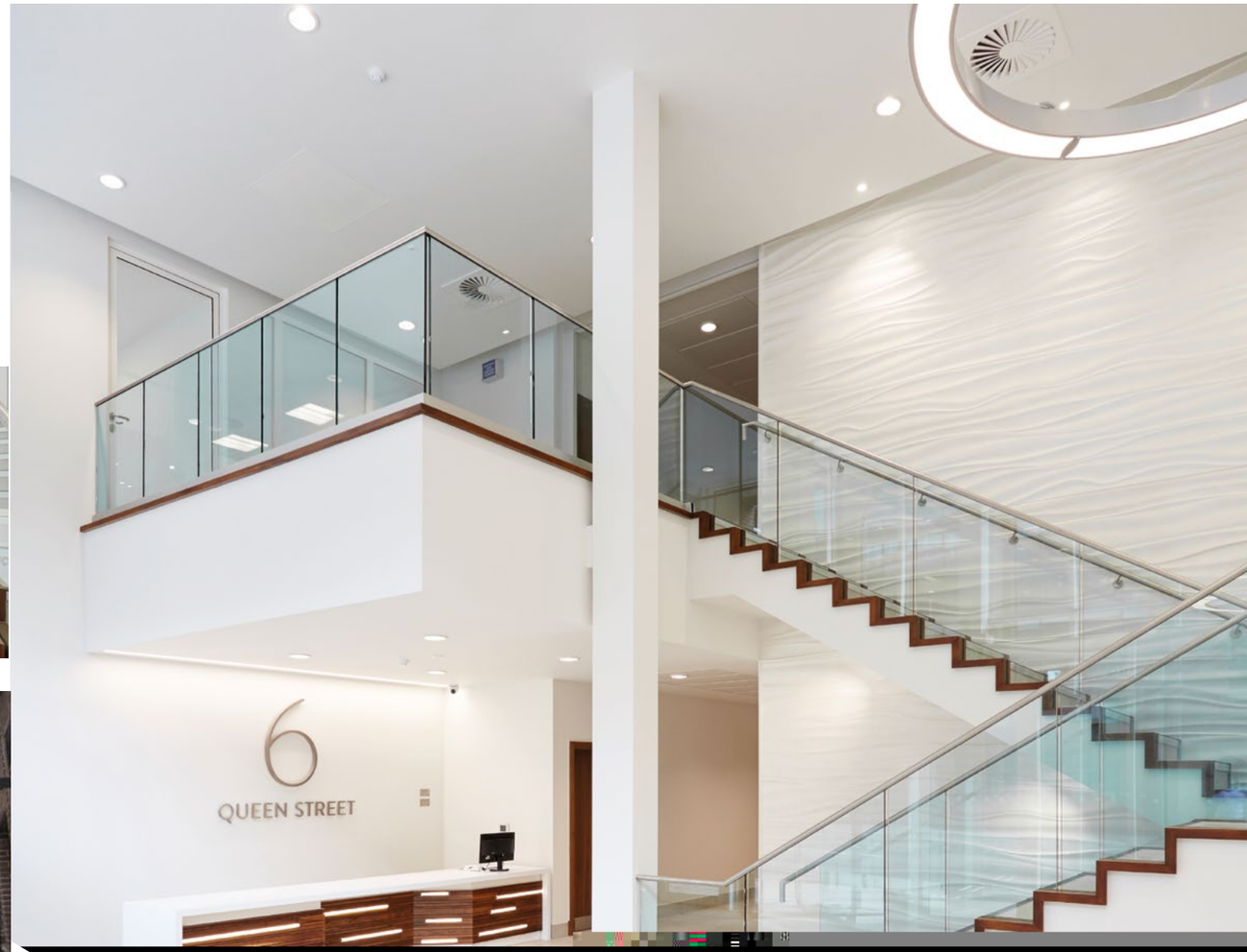
BREEAM EXCELLENT ,EPC 'A' SUSTAINABLE BUILDING
-
SUPER-EFFICIENT OCCUPANCY RATIO (1:8 SQ.M.)
-
OPTIMUM SHAPED FLOORPLATES
-
UNRIVALLED PARKING RATIO (1:1,464 SQ FT IPMS 3)
-
EXCLUSIVE URBAN GARDEN
-
THRIVING BUSINESS QUARTER LOCATION

SETTING THE RIGHT IMPRESSION

6 QUEEN STREET IS A NEW PREMIUM QUALITY BREEAM 'EXCELLENT' OFFICE DEVELOPMENT IN THE HEART OF THE PRIME CORE OF LEEDS CITY CENTRE.

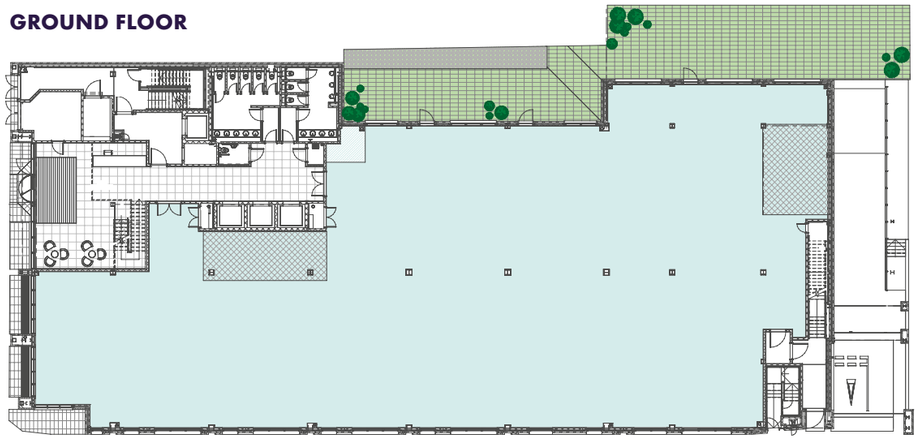
The double height, fully glazed reception offers the perfect first impression on arrival at 6 Queen Street.

This thriving central business location offers excellent amenities, exceptional public transport links and many professional/corporate occupiers nearby.

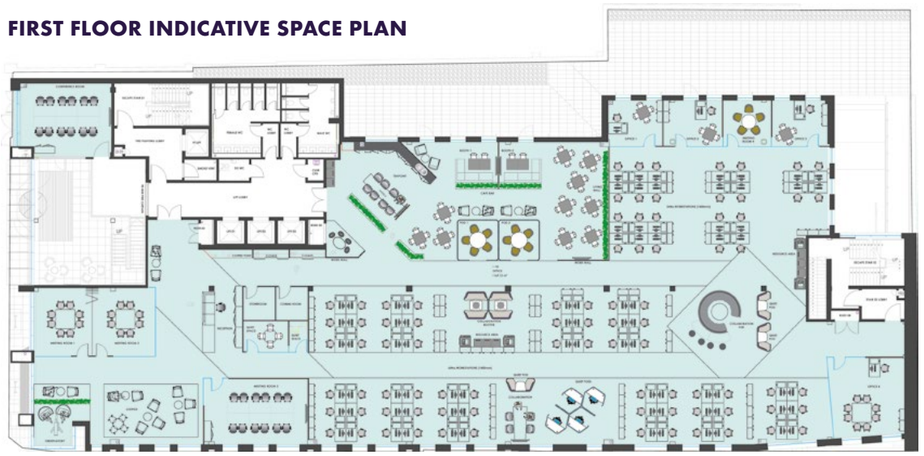


Indicative image of urban garden

GROUND FLOOR



FIRST FLOOR INDICATIVE SPACE PLAN



LEVEL	ACCOMMODATION	SQ.FT.	SQ.M.
1	Office	13,072	1,214.4
0	Office	11,810	1,097.2
TOTAL		**24,882**	**2,311.6**

	SQ.FT.	SQ.M.
Urban garden	2,207	205.0
	2,207	**205.0**

REDEFINING OFFICE SPACE

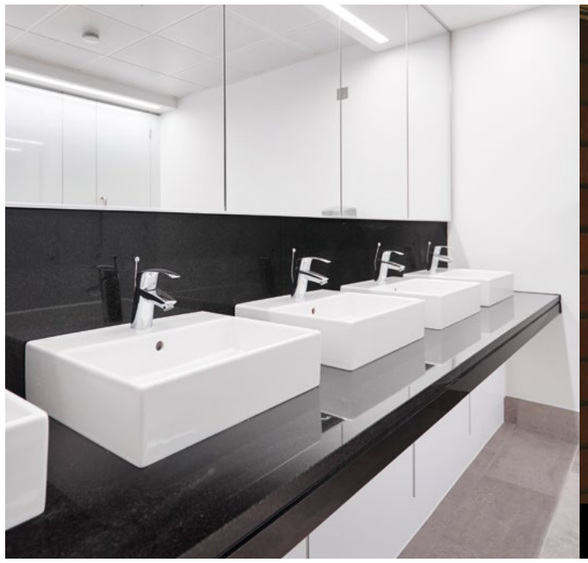
INSIDE AND OUT

SPECIFICATION

The building has been designed and built to meet the requirements of the discerning occupier with particular emphasis on sustainability and building efficiency coupled with a Grade A specification which includes the following:

- Breeam 'Excellent'
- EPC A
- 17 secure basement car parking spaces *(1:1,464 sq ft IPMS 3)*
- Exclusive urban garden
- LED lighting with energy efficient PIR detection
- VRF air conditioning system
- Male, female and disabled toilet facilities
- High quality shower and changing facilities
- 3 x 13 person Schindler passenger lifts
- Independent fire-fighting/goods lift
- 24 hour access
- 2.8m floor-to-ceiling height
- Metal tiled suspended ceilings
- Full access raised floors
- Double height reception
- Super-efficient occupancy (1:8 sq.m.)
- Fully integrated Building Management Environmental System
- DDA-compliant access
- 82 cycle bays

Indicative image of urban garden

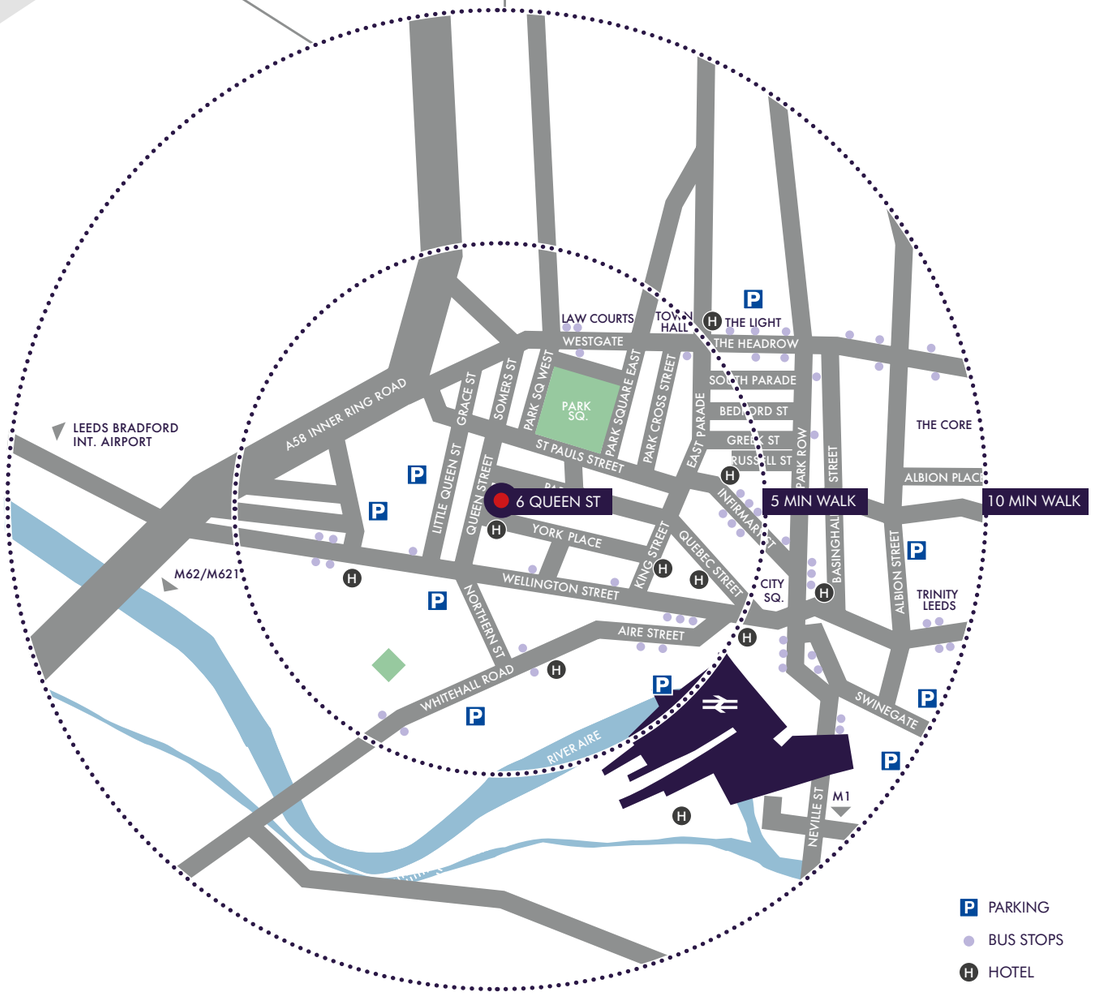


Indicative image of urban garden

CITY CENTRAL

LOCATED ON QUEEN STREET, CLOSE TO ITS JUNCTION WITH WELLINGTON STREET, THIS HIGHLY PROMINENT BUILDING BENEFITS FROM SECURE BASEMENT PARKING AND IS WITHIN A 5 MINUTE WALK OF THE TRAIN STATION.

There are numerous bars, restaurants and amenities in the immediate locality and Trinity Leeds shopping centre is only a short walk away.



MAXIMUM KERB APPEAL

www.cartertowler.co.uk
CARTER TOWLER
CHARTERED SURVEYORS
0113 245 1447

RichardFraser@cartertowler.co.uk

Knight Frank
0113 246 1533
KnightFrank.co.uk

Elizabeth.Ridler@knightfrank.com

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QUEEN STREET

LEEDS

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