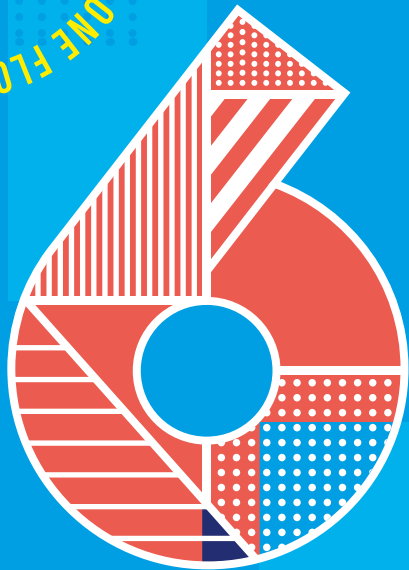


ONE FLOOR REMAINING

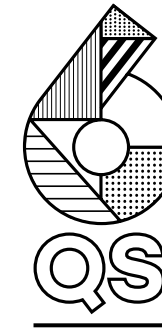


QUEEN STREET

LEEDS

FIRST FLOOR GRADE 'A' OFFICE SPACE AVAILABLE

3,574 SQ.FT. - 12,688 SQ.FT.

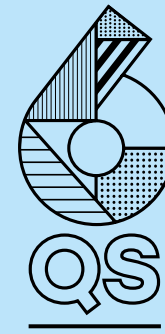


**AN OUTSTANDING NEW
OFFICE DEVELOPMENT
SET OVER SIX FLOORS,
LOCATED AT THE HEART OF
LEEDS' OFFICE QUARTER
OFFERING SECURE
BASEMENT PARKING AND
WELL-BEING FACILITIES.**



6 Queen Street is a 71,000 sq ft new Grade A office building with an exceptional specification. It has already attracted Burberry who occupy 46,000 sq ft and Murray Harcourt accountants.

Only the first floor remains available providing up to 12,688 sq ft.



**THE DOUBLE HEIGHT,
FULLY GLAZED RECEPTION
OFFERS THE PERFECT FIRST
IMPRESSION ON ARRIVAL
AT 6 QUEEN STREET.**

SPECIFICATION

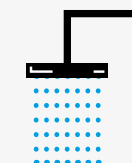
The building has been designed and built to meet the requirements of the discerning occupier with particular emphasis on sustainability and building efficiency coupled with a Grade A specification which includes the following:



VRF AIR CONDITIONING
SYSTEM



LED LIGHTING WITH ENERGY
EFFICIENT PIR DETECTION



SHOWER & CHANGING
FACILITIES



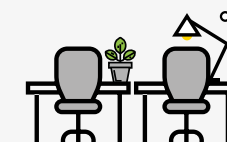
BREEAM 'EXCELLENT'
EPC A



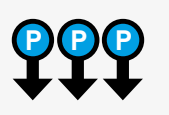
THRIVING 'BUSINESS QUARTER'
LOCATION



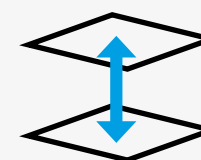
82 CYCLE BAYS



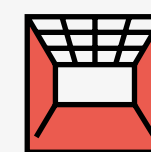
SUPER-EFFICIENT OCCUPANCY
(DENSITY OF 1:8 SQ M)



9 SECURE BASEMENT
CAR PARKING SPACES



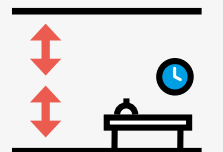
FULL ACCESS
RAISED FLOOR



METAL TILED
SUSPENDED CEILING



2.8 METRE FLOOR
TO CEILING HEIGHT



DOUBLE HEIGHT
RECEPTION

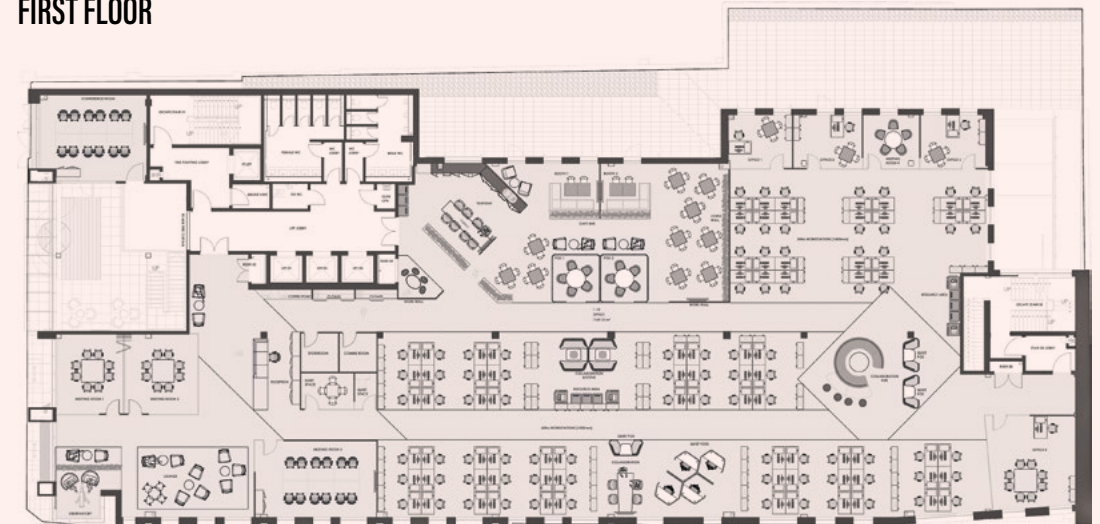


**12,688 SQ FT OF BRIGHT,
MODERN OFFICE SPACE
WITH AN ABUNDANCE
OF FLOOR TO CEILING
WINDOWS PROVIDING
EXCELLENT NATURAL
DAYLIGHT.**

**6 QS OFFERS OUTSTANDING
GRADE A OFFICE SUITES
FROM 3,574 - 8,848 SQ FT
OR AN ENTIRE FLOOR
OF 12,688 SQ FT.**

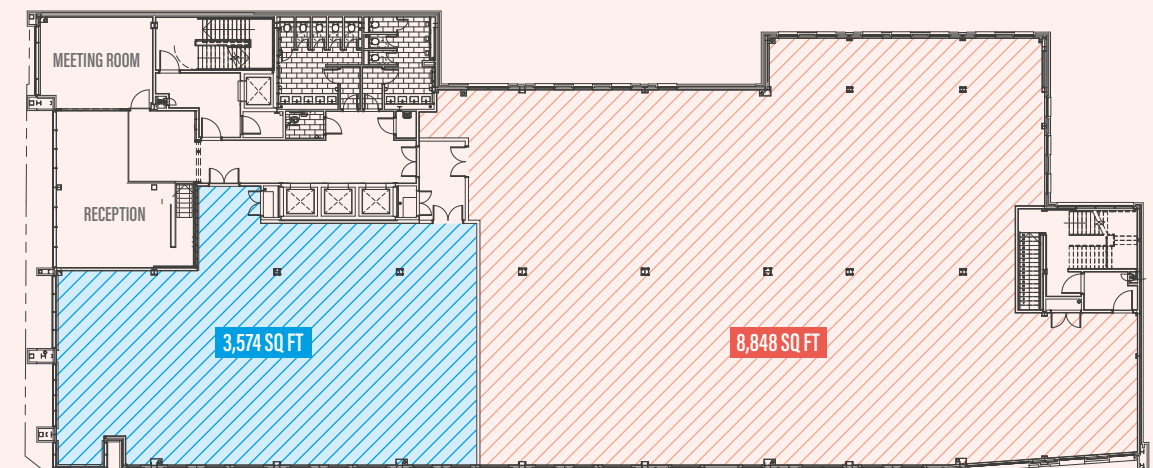


FIRST FLOOR

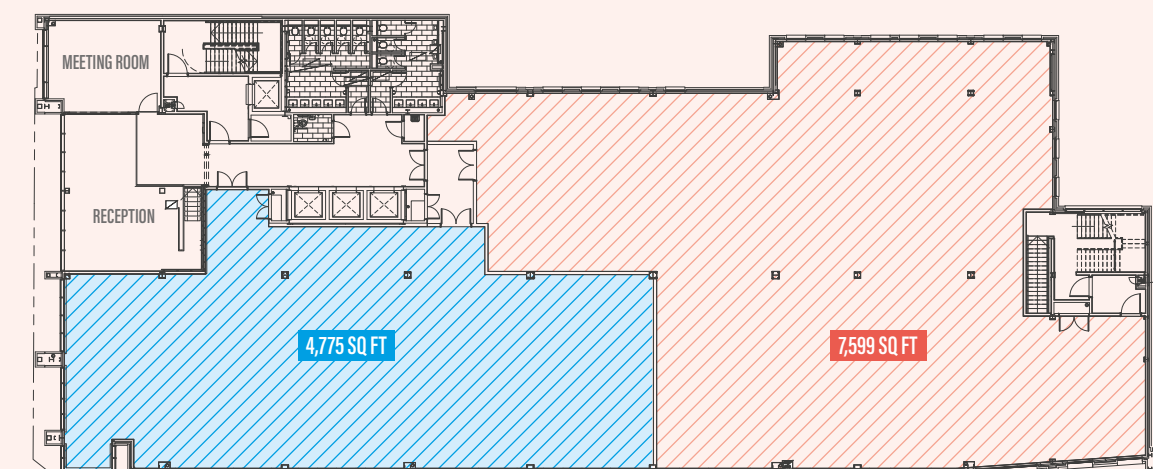


POSSIBLE FLOOR SPLITS AS FOLLOWS:

OPTION 1



OPTION 2





📍 LS1 2TW
6QUEENSTREET.COM

[CLICK HERE TO VIEW THE 3D INTERACTIVE SPACE](#)



Richard.Dunn@sw.co.uk



Richard.Thornton@eu.jll.com

LOCATION

Situated in the heart of the CBD, this thriving business location has many professional/corporate occupiers in the immediate vicinity including those very close by at Wellington Place. A plethora of amenities are to hand which include Cafe Nero, Sociable Folk, Good Luck Club, Veenoo, M&S Simply Food, and Sainsbury's.

The building is well connected for public transport links with Leeds train station being only a few minutes walk and the A58 M inner road within in easy reach.

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