



YOUR BUSINESS.
CENTRED.

301-3,455 SQ FT



HEART OF THE CITY

84 Albion Street is a landmark office building located at the heart of Leeds' busy centre. The 22,283 sq ft Grade A office development offers five floors of space, complemented by a new studio offer on the first floor.

FRESH THINKING

The building has recently undergone a comprehensive refurbishment program to create a contemporary office environment of the highest quality.

SPACE THAT WORKS



Occupiers now have access to stylish communal areas, breakout spaces and meeting rooms, as well as dedicated cycle and shower facilities.

RIGHT HERE, RIGHT NOW.

The great city-centre location places your business close to all the shopping, dining and leisure options that Leeds has to offer, with vital transport links also close by.



AMENITIES ON YOUR DOORSTEP

- 8:00AM — YOGA CLASS
THE HOT ROOM
- 9:00AM — CHECK EMAILS
YOUR DESK
- 10:30AM — CLIENT MEETING
KAPOW COFFEE
- 13:00PM — GRAB SOME LUNCH
PRET A MANGER
- 13:30PM — BRAINSTORM
BREAKOUT ROOM
- 15:30PM — COMPLETE PROJECT
YOUR DESK
- 17:30PM — POST WORK COCKTAIL
LEEDS CLUB
- 19:00PM — TEAM MEAL OUT
THE NEW CONSERVATORY



THE CITY IS OPEN



Working in the centre puts the whole city on your doorstep. There's no need to drive when everything's just a short stroll away.

84 Albion Street is only a 9-minute walk from the Leeds train station, and a 10-minute walk from the main bus station.

The city centre also boasts a range of high-end shopping experiences in the shape of the Victoria Quarter, the recently built Victoria Gate shopping centre and the Trinity Centre.

9 MIN
Walk to Leeds
Train Station

10 MIN
Walk to Leeds
Bus Station

2 MIN
Walk to Trinity
Shopping

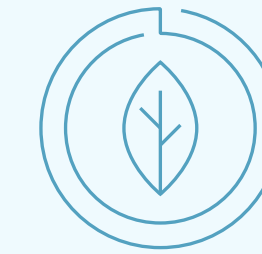
16 MIN
Drive
to the M1

SPECIFICATIONS

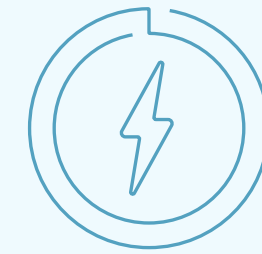
The first floor of 84 Albion Street has recently been refurbished to create workspaces that fully meet the demands of modern businesses.



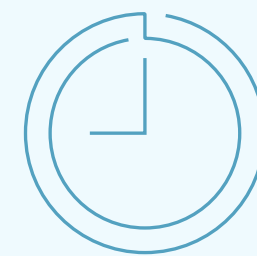
Meeting rooms
with shared facilities



Sustainable accommodation
with lower running costs



Ultrafast fibre
connectivity



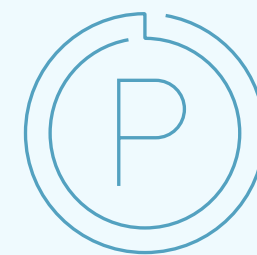
24/7 access



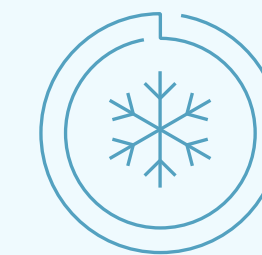
Swipe card access systems to
office and car parking



Cycle storage



Secure basement
parking



Air conditioning



Shower facilities



AVAILABILITY

Lease 4 – 64 desk offices, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Let Ready Go is perfect for your business.

Our flexible studios come fully furnished with cabled workstations, kitchens, meeting rooms and breakout spaces. Plus, round-the-clock access, your own front door, and newly refurbished shower rooms.

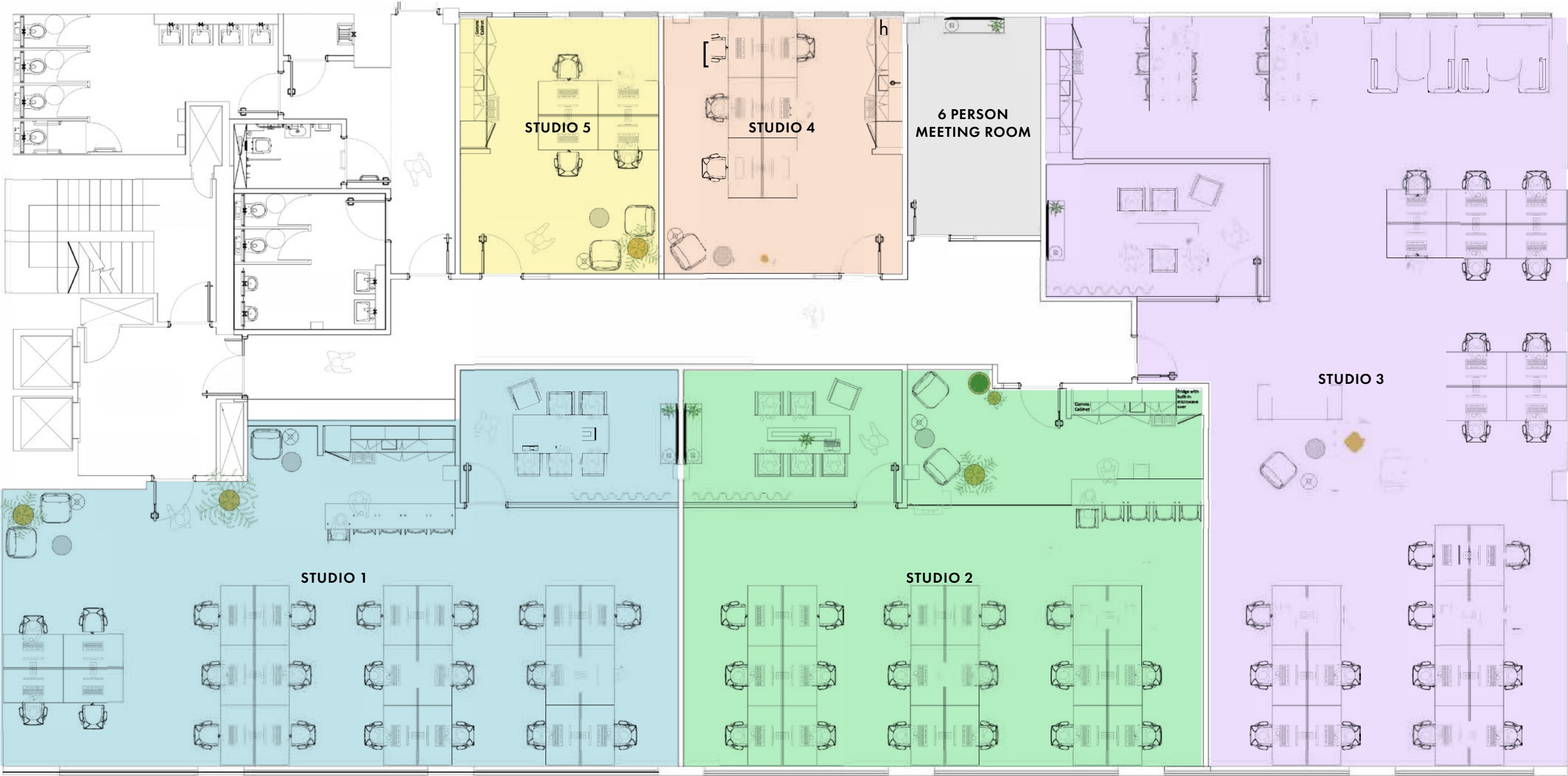
Available space ranges from 301sq ft to 1,884 sq ft, including some fully fitted studios. Each currently provides up to 64 workstations that can be adapted to suit your needs.

To enquire about our larger office spaces please contact one of our agents.



THE SPACE

84 Albion Street	Desks	Sq m	Sq ft	Availability
● Studio 1	22	1,334	124	Available
● Studio 2	18	1,184	110	Unavailable
● Studio 3	24	1,884	175	Unavailable
● Studio 4	6	355	33	Unavailable
● Studio 5	4	301	28	Available
Total		5058	470	



FLEXIBLE LEASING

With no-nonsense, hassle-free leases and an all-inclusive monthly fee, it's easy for you to get straight to work from day one.

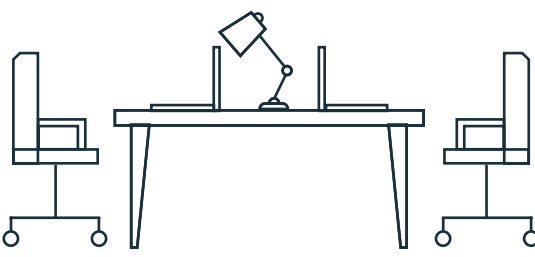


LET READY GO

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office.

Whatever your business needs, you're good to go.

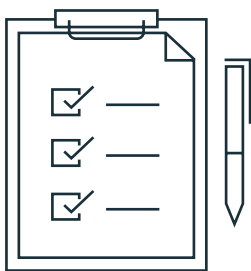
- Lease from 4 to 64 desks
- Fully-furnished
- Flexible lease lengths
- No dilapidations
- Immediate occupation



COMPLETE

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our inclusive package not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks
- Immediate occupation



CUSTOM

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our inclusive package not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks
- Immediate occupation



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