



# GALLERY HOUSE

THE HEADROW | LEEDS | LS1 5RD



Indicative Fit Out



# GALLERY HOUSE

## DESCRIPTION

**Gallery House** is a highly prominent 7 storey multi tenanted office building situated in a popular location on The Headrow fronting Leeds Art Gallery and Victoria Square.

Situated only a short walk to Leeds train station via Park Row and the busy shopping district via The Headrow, **Gallery House** is perfectly located in the heart of Leeds City Centre providing occupiers with the complete business location.

**Gallery House** is accessed off The Headrow through sliding automatic doors leading to a newly refurbished high quality reception/ waiting area providing a superb entrance for clients and occupiers to the building.



AN EXHIBIT OF OFFICE QUALITY



## SPECIFICATION

**Gallery House** benefits from the following high quality specification::

- Comfort Cooling
- Central heating radiator system
- Suspended ceiling with LG3 lighting (in part)
- 2.7m floor to ceiling height
- Perimeter trunking to carry both power and data
- Two 8 person passenger lifts serving all floors
- High quality entrance / reception area
- On site building manager
- Basement car parking available
- Kitchen / tea point facility to all floors
- Male, Female and disabled WC facilities
- Disabled access to all floors
- Stunning views

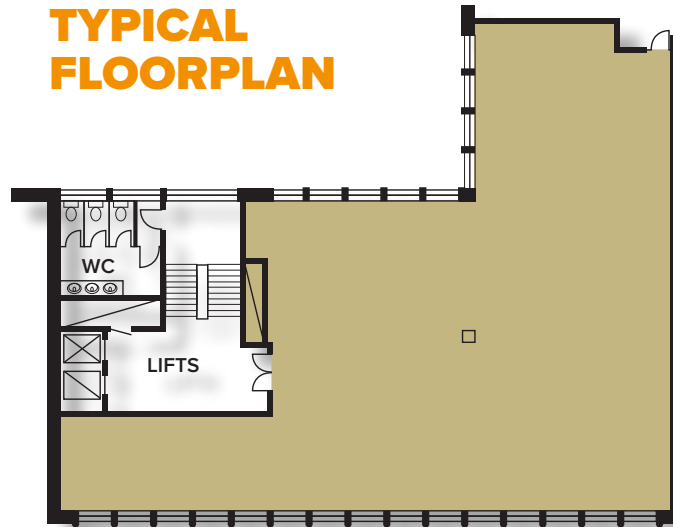
## TERMS

The suites are available to let on new full repairing and insuring leases for a term of years to be agreed. Flexible lease packages are available on request. Rent upon application to the joint letting agents.

## AVAILABILITY

Suites available from 3,000 sq ft. Full availability is available on application from the letting agents.

## TYPICAL FLOORPLAN



## RATES

The incoming tenant will be responsible for the payment of business rates. Details can be obtained from the joint letting agents.

## SERVICE CHARGE

A payment will be recoverable from the incoming tenant which contributes to the maintenance, cleaning and security provisions of **Gallery House**.

## EPC

The EPC rating for the building is D.  
A certificate can be provided upon request.



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## LOCATION

**Gallery House** is prominently situated on The Headrow in the heart of the Leeds city centre business district. The property also benefits from being within a short walk of Leeds city station and the city centre bus interchange.

**Gallery House** is located on the doorstep of the Leeds retail district and the new Trinity Shopping Centre.

**Gallery House** is located within a short walk of South Parade, Greek Street and East Parade where there are a variety of high quality bars and restaurants such as Iberica, Stockdales, Gusto, San Carlo & Manahatta.



## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

A development by



## FURTHER INFORMATION

Please contact the joint letting agents for further information.

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