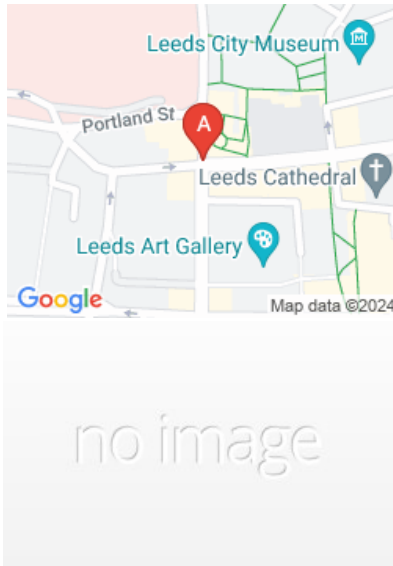


## Victoria Wharf

### Leeds LS1 4BA



An unusual and highly original offering where nineteenth and twenty first centuries meet. Enhanced by period details, Victoria Wharf offers an occupier unique characterful accommodation located alongside the River Aire. Victoria Wharf has been extensively refurbished to a high standard and combines original restored features with a contemporary design. The accommodation benefits from the following specification: Contemporary entrance and reception area • Stylish male and female WCs • Shower facilities • Communal kitchen facility • 13 person passenger lift • Perimeter trunking and floor boxes • Gas fired central heating via perimeter wall mounted radiators • Double glazed window units • LG7 compliant lighting • On site car parking Victoria Wharf is located in the centre of Leeds. Situated on the northern bank of The River Aire, close to the Sovereign Street and Neville Street intersection. Leeds City Station and the retail district of the city are only minutes away with access to the M621/M62 and M1 being easily as convenient. Victoria Wharf is a building with a rich commercial history

Large managed office suites available, with custom build out. These floors would be presented finished to your design and fully managed, with all utilities, cleaning and charges included for one monthly payment on flexible terms Victoria Wharf has undergone significant renovations and has been fully modernised to the highest standards whilst preserving much of the building's unique period charm. These offices truly are a stunning fusion of contemporary design and 19th-century architecture, making for a characterful interior with plenty of period architecture and all the mod cons. Inside you'll find a modern entrance and reception area, a 13-person lift, stylish WC and shower facilities and fully equipped communal kitchen space for your staff. Large double-glazed windows provide beautiful views of the River Aire and the city, while the property also benefits from its own on-site parking. Within easy walking distance, you'll find a wide range of eateries, including the much-loved Brasserie Blanc, owned and operated by Raymond Blanc. Trinity Leeds and the main retail core can be reached in under five minutes, while there are also plenty of cafes, pubs and entertainment venues within easy walking distance. Victoria Wharf is also ideally situated for staff who need to commute, whether by train, bus, car or bike, with easy access on all fronts. The building has been classed as very energy efficient. Office suites of varying sizes are available and can be leased on flexible terms.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Leeds station
<b>Road Link</b>	N/A
<b>Airport</b>	Leeds Bradford International Airport

### Serviced Offices

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- **Price** : £275 pcm
- **Min Price** : £275 pcm
- **Min Size** : 15 wkstns
- **Max Size** : 50 wkstns
- **Total Size** : 80 wkstns
- **Min Term** : 12 mnths
- **Max Term** : 60 mnths