



MUNRO HOUSE



TO LET

CREATIVE CITY CENTRE WORKSPACE –
Availability From 450 Sq Ft – 6,527 Sq Ft

DUKE STREET, LEEDS LS9 8AG



WELCOME TO MUNRO HOUSE

Munro House has Leeds City Centre at its fingertips. Once the headquarters of the United Yeast Company – this building has long made things rise. Now it's your business's turn.

The spaces available to let:

Munro House's second and third floor provide an opportunity to the occupier to have an input into the specification and design of these spaces. These versatile, highly desired spaces offer a large, open plan, glass fronted office, that are ready to be configured into the perfect home for your venture. Huge windows bring in ample natural light, and provide sweeping views across Leeds City Centre.

These floors offer a versatile space where you can create your ideal collaborative workspace, creative studio, or dynamic office environment.

At A Glance

Iconic location surrounded by excellent amenities

Excellent transport links

Prominent, accessible location

Efficient column free floorplate

Opportunity to input on design to create a bespoke layout for your business

Competitive rents

CREATE A WORKSPACE
AS UNIQUE AS YOUR BUSINESS.

THE SPACES

This expansive, bright, flexible open plan space really is a blank canvas – an opportunity to create a space completely tailored to your business.

The office suites boast exposed services and features giant windows, which anchor the spaces, creating a brilliant foundation to build the perfect workspace from.

These areas have vast potential to be fitted out to your desired specification with meeting rooms, break-out spaces, and open plan layouts – the choice is yours.

The offices come with high speed fibre optic broadband connectivity.

Create an office that tells your story, wows your clients and inspires your employees.



Please note: CGI Imagery is indicative of layout.

“ WE ABSOLUTELY LOVE
OUR SPACE. WE WERE ABLE
TO DESIGN IT TO PERFECTLY
SUIT OUR PEOPLE AND THE
WAY WE WORK. ”

*Alex Willcocks
Creative Director / Owner
of Engage Interactive
(1st Floor, Munro House)*

2nd floor — 3185 sqft





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Small Suite



2nd Floor — 3185 Sqft



Third Floor — 2,892 sqft



Third Floor Kitchen

Third Floor — 2,892 sqft



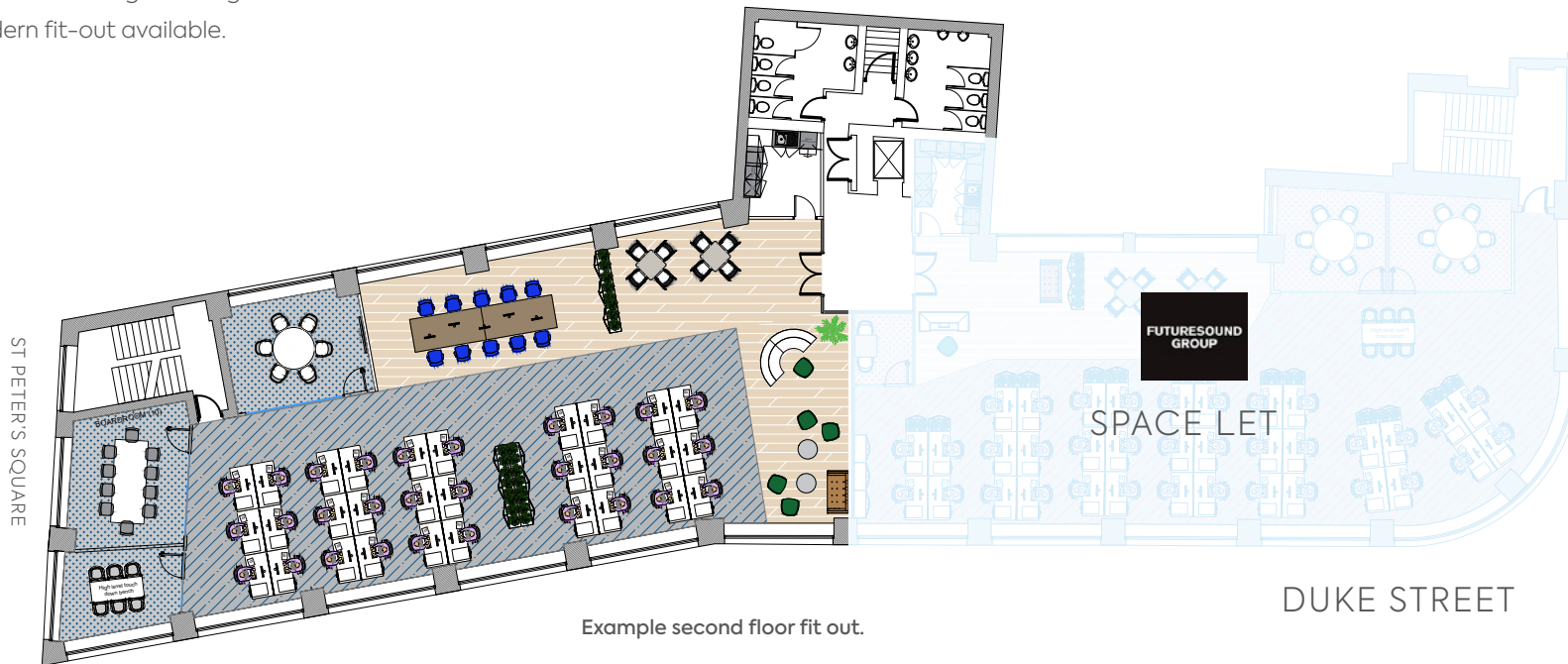
SECOND FLOOR LAYOUT

Huge windows, vast amounts of space and an open plan concept, create this unique interior in Munro House.

This is a characterful office building that beautifully combines the building's existing brick structure with the best modern fit-out available.

Accommodation schedule:

FLOOR	SQ FT	SQ M
Second Floor Suite	3,185	295.90
Third	2,892	268.68
Third Studio	450	41.81
TOTAL	3,185	295.90



MUNRO HOUSE

The space includes its own lobby, kitchenette, meeting rooms and break out spaces.

Suite A:

- 3185 sq ft
- 30 traditional desks
- 10 person high bench desks
- 1 x 10 person meeting room
- 2 x 6 person meeting room
- Informal breakout space
- Additional hot desking space

Specification:

- Open plan
- Exposed services
- Opportunity to have an input on design to create a space specifically designed for you
- Extensive floor to ceiling height
- Potential for raised access floor
- High speed fibre optic broadband
- Lift access

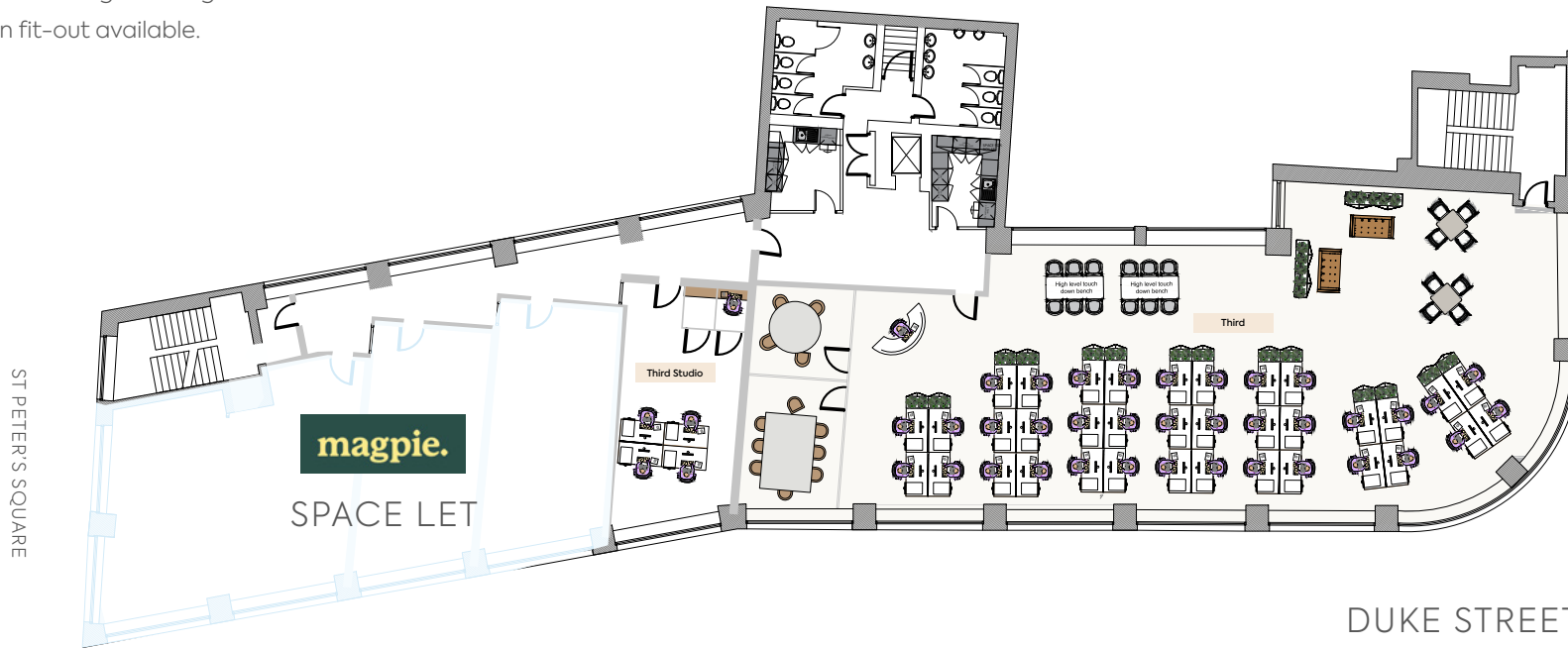
THIRD FLOOR LAYOUT

Huge windows, vast amounts of space and an open plan concept, create this unique interior in Munro House.

This is a characterful office building that beautifully combines the building's existing brick structure with the best modern fit-out available.

Accommodation schedule:

FLOOR	SQ FT	SQ M
Second Floor Suite	3,185	295.90
Third	2,892	268.68
Third Studio	450	41.81
TOTAL	3,342	310.49



MUNRO HOUSE

ST PETER'S SQUARE

magpie.
SPACE LET

Third Studio

Third

High level bench
down bench

High level bench
down bench

DUKE STREET

Third Floor:

3,342 sq ft

36 traditional desks

12 person high bench desks

space for meeting rooms

Informal breakout space

Additional hot desking space

The space includes its own lobby, kitchenette, meeting rooms and break out spaces.

Specification:

Open plan

Exposed services

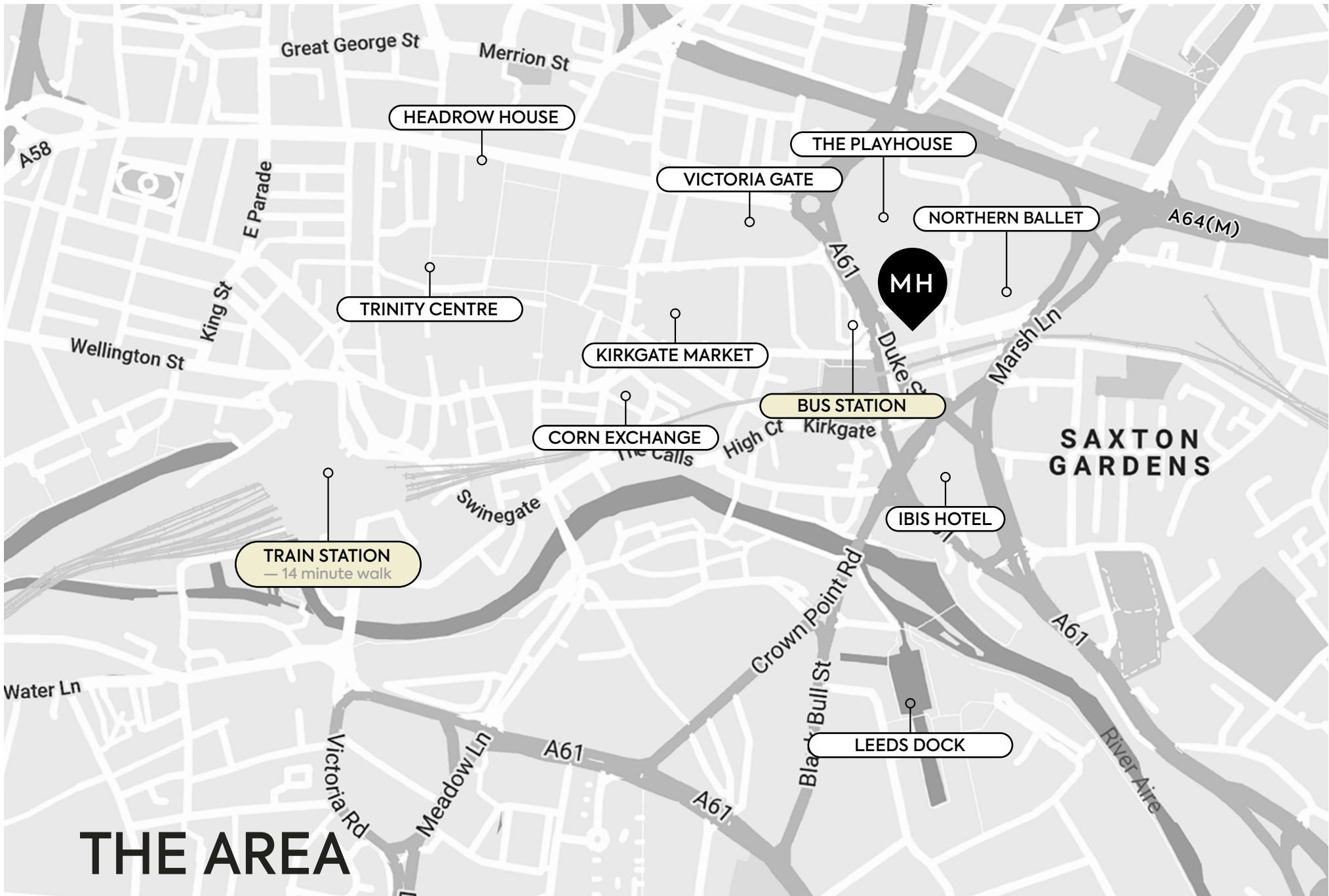
Opportunity to have an input on design to create a space specifically designed for you

Extensive floor to ceiling height

Potential for raised access floor

High speed fibre optic broadband

Lift access



THE AREA

THE LOCATION

MUNRO HOUSE IS SUPER-CONNECTED TO THE LEEDS PUBLIC TRANSPORT SYSTEM, WITH BUSES ON YOUR DOORSTEP AND THE TRAIN STATION JUST A SHORT WALK AWAY.

The building is located on the inner ring road, creating easy access in and out of the city, and to the wider road network.

Other local amenities:

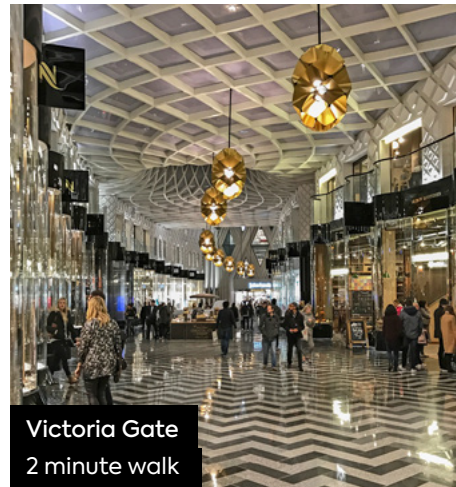
- Sarto – on site
- Rambuttri – on site
- The West Yorkshire Playhouse – 1 minute walk
- The Wardrobe – 1 minute walk
- Ibis Hotel – 1 minute walk
- Kirkgate Market – 5 minute
- Corn Exchange – 6 minute walk
- Leeds Bus Station – 1 minute walk
- Leeds Dock – 8 minute walk
- The Gym – 3 minute walk
- Lamb and Flag – 3 minute walk
- Trinity – 8 minute walk
- Headrow House – 6 minute walk



Sarto
On-site



Leeds Train Station
10 minute walk



Victoria Gate
2 minute walk



The Calls
5 minute walk



A PIECE OF HISTORY

ORIGINALLY NAMED UNION HOUSE DURING THE 1930'S, MUNRO HOUSE HAS BEEN UTILISED BY MANY BUSINESSES FROM MULTIPLE INDUSTRIES THROUGHOUT IT'S TIME.



The ground floor was occupied by Walter Wraggs motor cycle dealers during the 1960s and 1970s and at that time much of the rest of the building was used by the tailoring industry.

Munro House has always maintained it's character, through it's original 1930's structure and clever interior design. Indeed, the buildings history has been utilised, enabling three floors of exceptional and adaptable office spaces to be created. The building offers a unique and contemporary working environment nestled amongst the most creative businesses in Leeds.

During the 1990s and 2000s the building was home to Yorkshire's Auto Trader. It was also the location for a number of other small businesses and charities.

Munro House is located close to The West Yorkshire Playhouse, St Peter's Square, home to BBC Yorkshire, Leeds College of Music, Northern Ballet, Yorkshire Dance and The Wardrobe, making the area the centre for all things 'Arts' in Leeds.



CONTACT US

EAMON FOX

EAMON.FOX@KNIGHTFRANK.COM

0113 297 2433

VICTORIA HARRIS

VICTORIA.HARRIS@KNIGHTFRANK.COM

0113 297 2448

HARRY FINNEY

HARRY.FINNEY@FLJLTD.CO.UK

07565 622133

ZAC PARKER

ZAC.PARKER@FLJLTD.CO.UK

07542 025120

Terms:

The suites are available immediately by way of new lease. Please contact the agent for more details.



Misrepresentations Act:
Details prepared September 2024
Subject to Contract

- (1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.