

7 PARK SQUARE  
PARK SQUARE EAST  
LEEDS LS1 2LW



18,000 SQ FT OF CONTEMPORARY  
OFFICE SPACE TO LET



# MODERN



Set behind a Georgian façade, and fronted by Park Square, the building boasts 18,000 sq ft of exposed interior, mixed with elegant front offices overlooking the green Square.

# HISTORY

THE PROPERTY BENEFITS FROM TWO MAIN ENTRANCES WITH FRONTAGE ONTO BOTH PARK SQUARE AND PARK CROSS STREET.



A MIX OF CONTEMPORARY EXPOSED OFFICE DESIGN AND TRADITIONAL OFFICE SPACE SET BEHIND A PERIOD FAÇADE.



ABOVE: THE PARK CROSS STREET OFFICES ARE BATHED IN NATURAL LIGHT AT ALL FLOOR LEVELS.

RIGHT: A DESIGNED CURVED STAIRCASE HAS BEEN INSTALLED IN THE TWO-STOREY RECEPTION WHICH CONNECTS BOTH BUILDINGS.

7 Park Square's office accommodation is available as a whole or in part, with the property having frontage onto both Park Square and Park Cross Street.

The Park Square building offers 3,342 sq ft, whilst the Park Cross Street extension stands at 14,845 sq ft, totalling 18,187 sq ft.

The property benefits from two main entrances, with the first accessed from Park Square into a two storey Georgian period building. The second serves a more modern four storey extension and enjoys a separate courtyard entrance off Park Cross Street.

The property has undergone a comprehensive refurbishment providing fully contemporised Grade A office accommodation.



NO.7'S HANDSOME REDBRICK  
GEORGIAN FAÇADE IS LOCATED ON  
THE EAST SIDE OF PARK SQUARE.



# SPECIFICATION

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The original Georgian front of the building, directly on Park Square, offers traditional, period offices with comfort cooling, CAT 6 cabling, new pendant and wall mounted LED lighting, cornicing and feature fireplaces.

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The Park Square and Park Cross Street accommodation is linked by a large reception area which in turn boasts floor-to-ceiling glass windows and double-storey ceiling height. The reception area also enjoys a curved feature staircase, a lift lobby, and fully refurbished male, female and disabled w/c accommodation (at each floor level).

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All occupiers likewise benefit from shower and cycle storage facilities, secure basement car parking, 2 electric vehicle charging points, and a private landscaped courtyard.

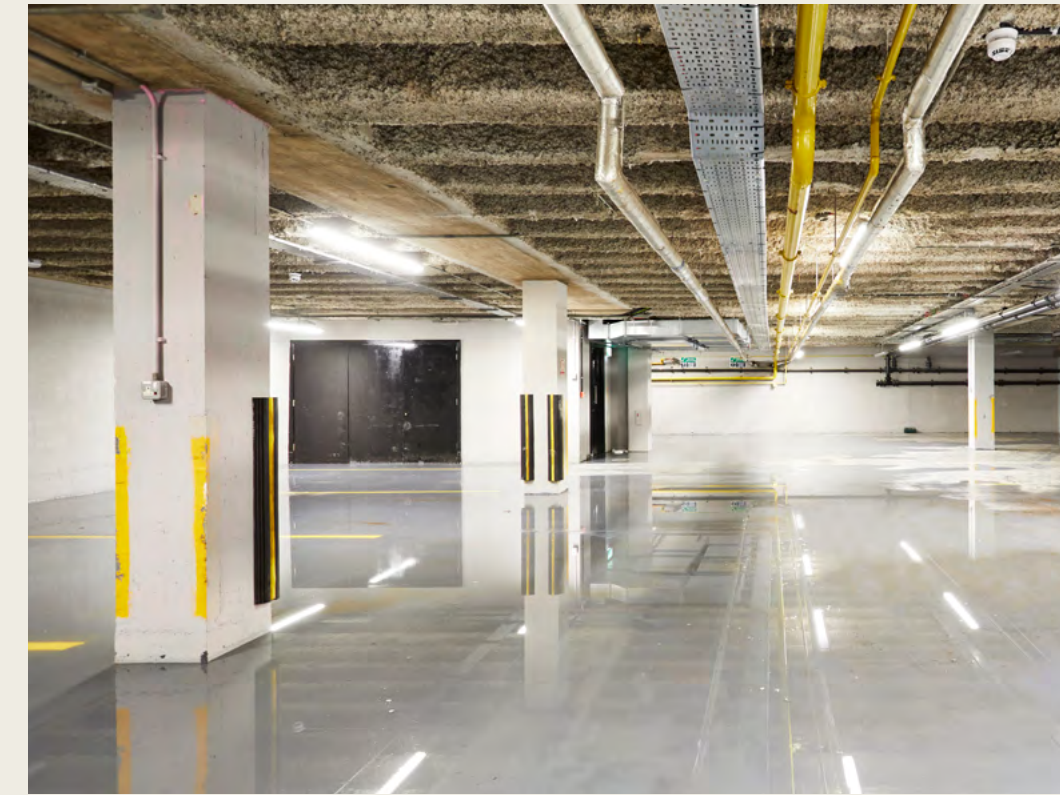
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The Park Cross Street extension offers the following Grade A specifications: exposed services and soffit. LED lighting on PIR controllers, VRF comfort cooling, raised access floors with CAT 6 cabling, 2x passenger lifts servicing the first to third floors.

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In addition, there is the potential for a gym/fitness room at basement level.

ALL ELEMENTS OF THE BUILDING ARE NEWLY REFURBISHED AND ENJOY A SLEEK MODERN FINISH.



ABOVE: THE BUILDING BOASTS A FULLY SERVICED PRIVATE UNDERGROUND CAR PARK, WITH TWO ELECTRIC VEHICLE CHARGING POINTS.

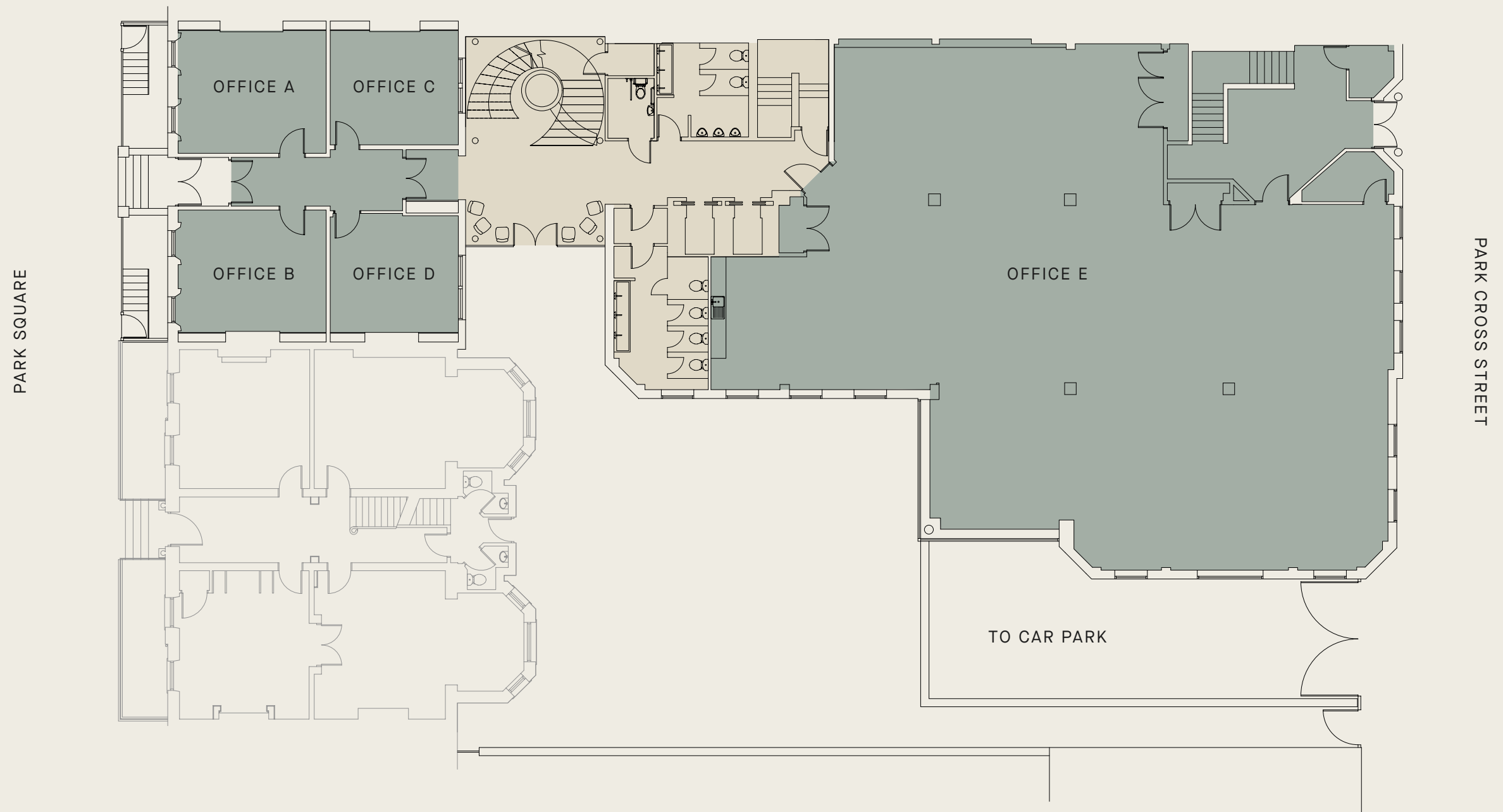
# BASEMENT & GROUND

## Basement

BASEMENT 1	107.41 SQ M	1,156 SQ FT
BASEMENT 2	14.90 SQ M	160 SQ FT
TOTAL	122.31 SQ M	1,316 SQ FT

## Ground Floor

OFFICE A	26.90 SQ M	290 SQ FT
OFFICE B	25.85 SQ M	278 SQ FT
OFFICE C	19.60 SQ M	211 SQ FT
OFFICE D	21.75 SQ M	234 SQ FT
OFFICE E	352.86 SQ M	3,798 SQ FT
TOTAL	446.96 SQ M	4,811 SQ FT

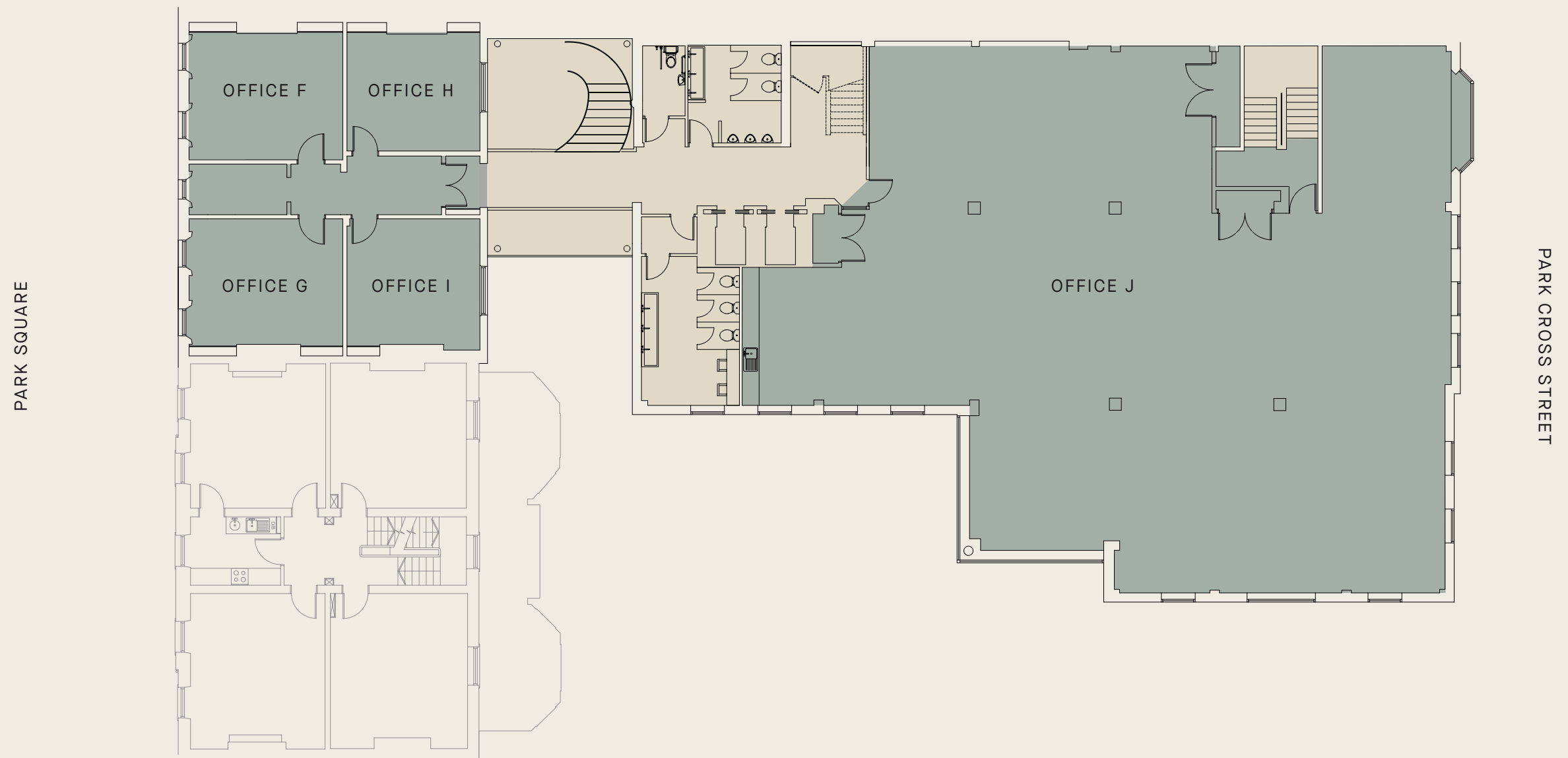




# FIRST FLOOR

## First Floor

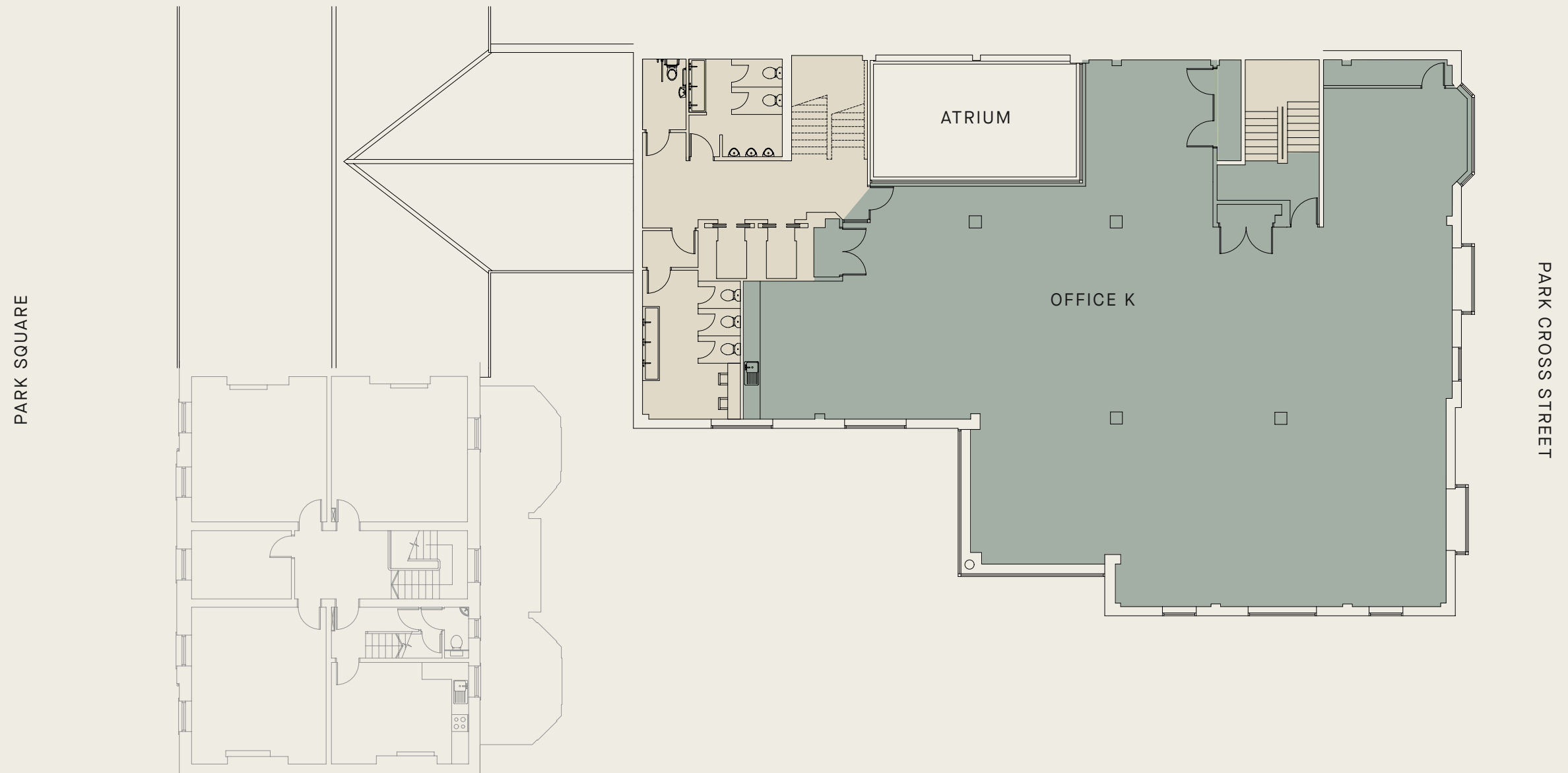
OFFICE F	25.85 SQ M	278 SQ FT
OFFICE G	25.71 SQ M	277 SQ FT
OFFICE H	20.69 SQ M	223 SQ FT
OFFICE I	21.80 SQ M	235 SQ FT
OFFICE J	377.64 SQ M	4,065 SQ FT
TOTAL	471.69 SQ M	5,078 SQ FT



# SECOND FLOOR

## Second Floor

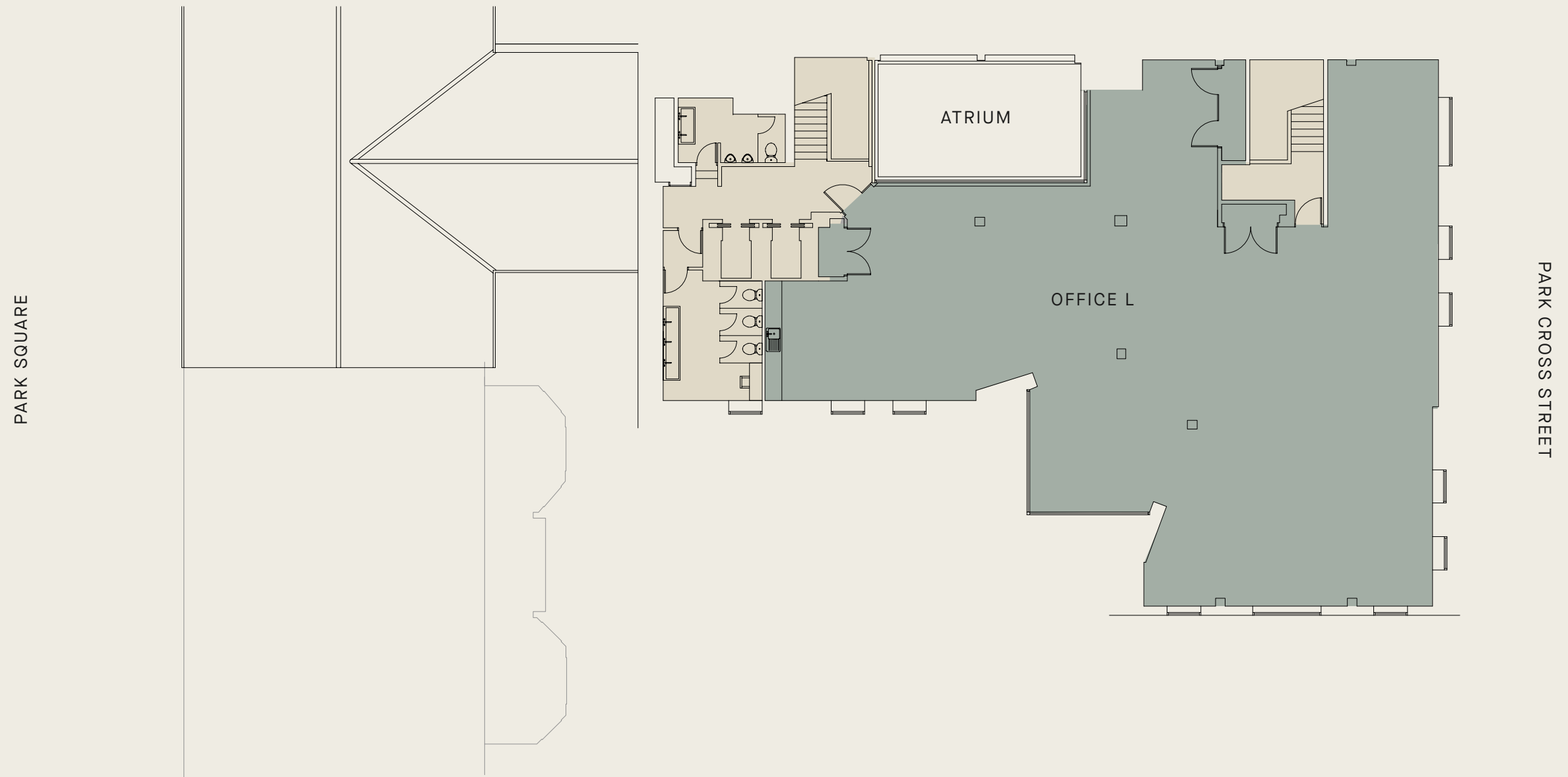
OFFICE K	353.14 SQ M	3,801 SQ FT
TOTAL	353.14 SQ M	3,801 SQ FT



# THIRD FLOOR

## Third Floor

OFFICE L	295.50 SQ M	3,181 SQ FT
TOTAL	295.50 SQ M	3,181 SQ FT



# CLASSICAL PERIOD DETAILING MEETS POLISHED CONTEMPORARY DESIGN.



ABOVE AND TOP RIGHT: THE PARK CROSS STREET BUILDING'S CENTRAL TWO STOREY ATRIUM BATHES ITS FLOORS IN NATURAL LIGHT.

BOTTOM RIGHT: THE PARK SQUARE BUILDING'S PERIOD FRONT ROOMS ENJOY VIEWS DIRECTLY ONTO THE GREEN SQUARE.

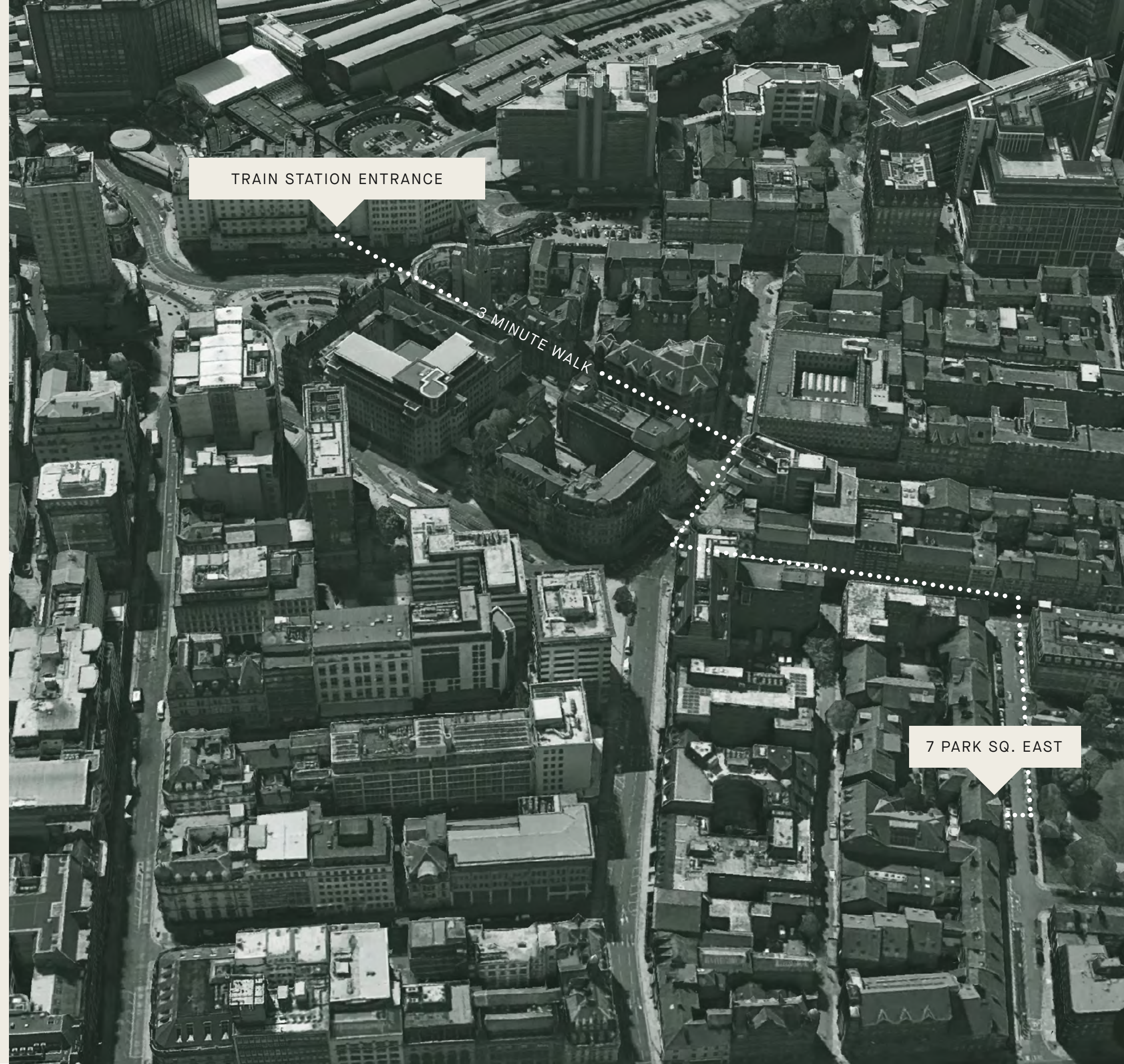




# LOCATION

7 Park Square lies at the heart of the traditional central business district of the city. The building occupies an enviable position, situated directly on Park Square, whilst being within 3 minutes' walk of Leeds Train Station, as well as numerous restaurants, coffee shops and bars.

The Park Square area is popular with a wide range of occupiers including Orega, DAC Beachcroft, Sedulo, North Edge Capital, Fullers Food, Harley Medical, and several barristers' chambers.



TRAIN STATION ENTRANCE

3 MINUTE WALK

7 PARK SQ. EAST

FROM YOUR DESK TO  
PARK SQUARE IN A FEW  
SHORT STEPS.



PARK SQUARE'S MANICURED  
GARDEN AND SURROUNDING  
PERIOD BUILDINGS MAKE NO.7'S  
LOCATION HIGHLY DESIRABLE.



- 1 All Bar One

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- 2 Dakota Hotel

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- 3 Manahatta

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- 4 Tattu

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- 5 Pret a Manger

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- 6 San Carlo

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- 7 Starbucks

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- 8 Tesco Express

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- 9 Pizza Express

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- 10 Restaurant Bar & Grill



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## FURTHER INFORMATION



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