



EVEN MORE THAN MEETS THE EYE...

NEWLY REFURBISHED GRADE A OFFICES

3,390 - 19,591 sq ft



EXCEEDING EXPECTATIONS

A prominent location on Park Row, combined with the property's Grade II listed façade, certainly makes Park Row House one of the most recognisable office buildings in Leeds City Centre.

Contrary to what one may believe from first impressions of the stunning frontage, internally the property has undergone a cutting edge refurbishment which combines exposed services with a Grade A specification, ideal for the modern day, forward thinking occupier.

LOOK A LITTLE CLOSER

Park Row House has been refurbished with all businesses in mind and benefits from the following Grade A Specification:

-  **VRF air conditioning throughout the building**
-  **LED Lighting**
-  **Mixture of exposed & suspended ceiling finishes**
-  **Shower & cycle store facilities**
-  **On-site commissionaire**
-  **Flexible, easily divisible floorplates**
-  **Full access raised floors throughout**
-  **Basement car parking**
-  **Characterful building façade**

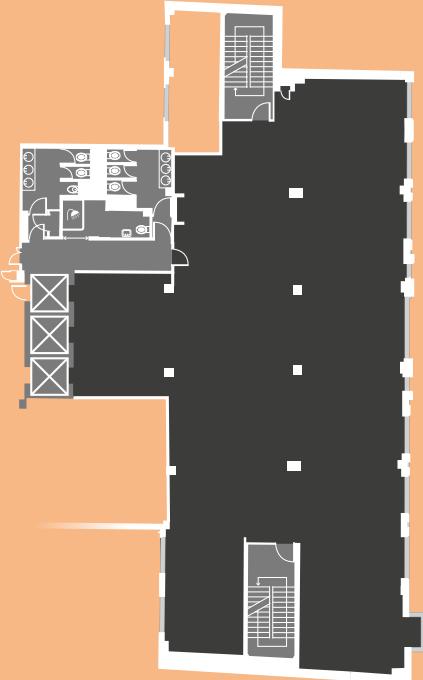


ACCOMMODATION FOR ALL

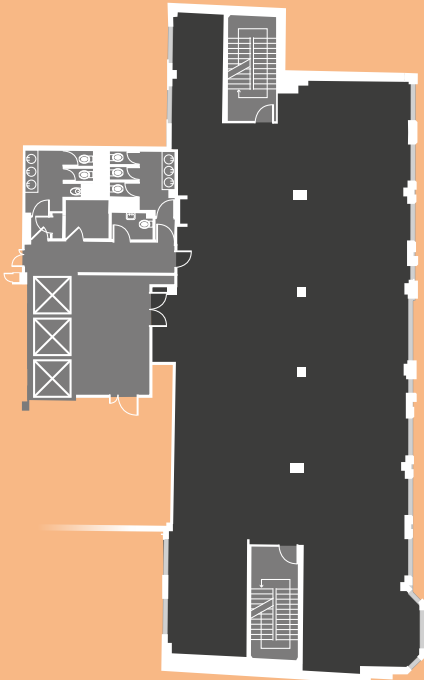
Floor	sq ft	sq m
1st	3,705	344
3rd	3,390	315
4th*	7,581	704
5th	4,915	457

*exposed services floor

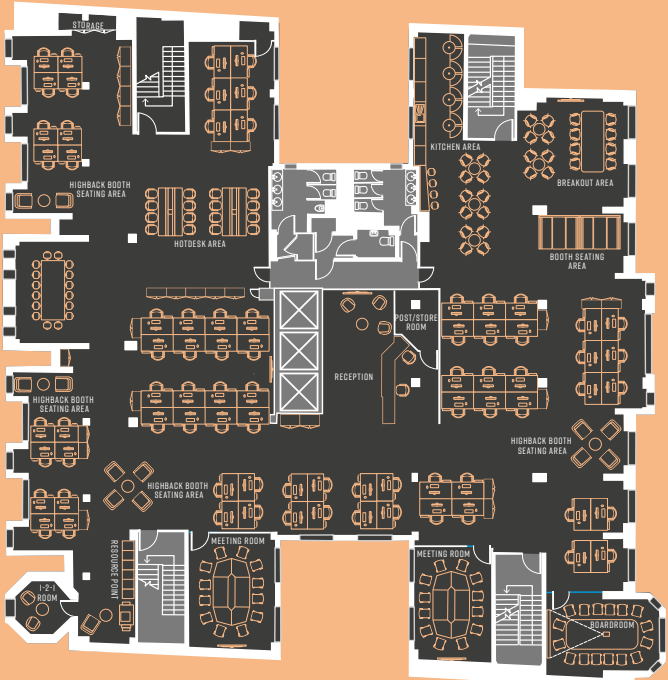
SUITES OF 3,390 - 19,591 SQ FT TO SUIT THE CORPORATE OR THE TMT SECTOR



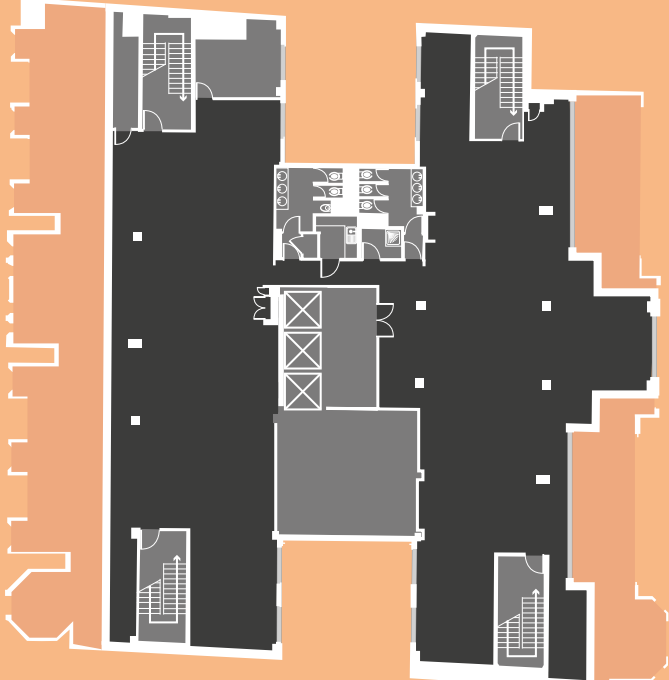
1ST FLOOR



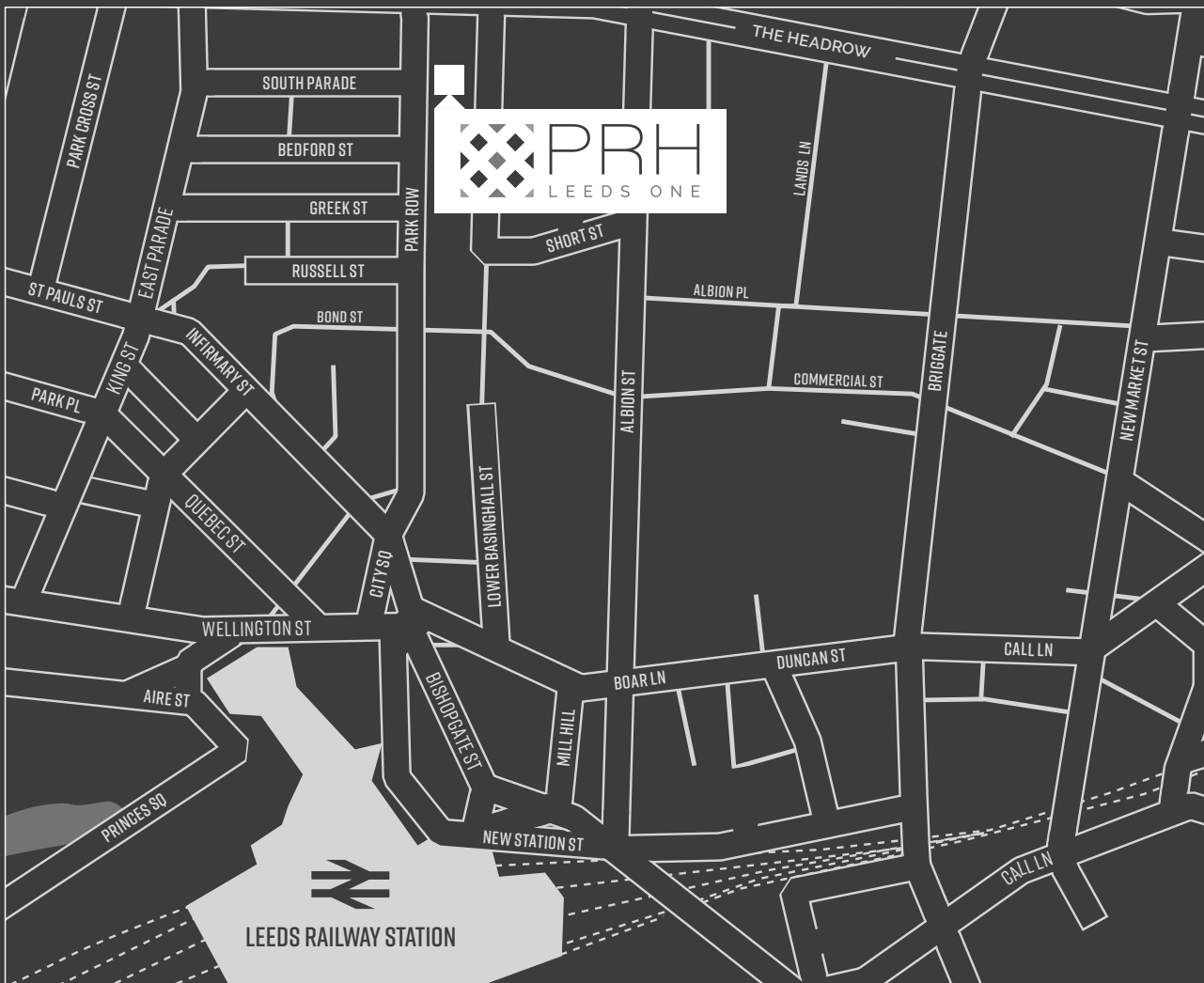
3RD FLOOR



INDICATIVE 4TH FLOOR SPACE PLAN



5TH FLOOR



BEYOND THE BUILDING

Park Row House is prominently located on Park Row, Leeds' prime business address which is very conveniently positioned near to City Square and therefore Leeds Railway Station.

Amenities are in abundance with Greek Street, Leeds' newest leisure hub seconds walk away and the City's main retail core directly behind. From shopping at lunchtime to drinks in the evening, the location of Park Row House really has it all.

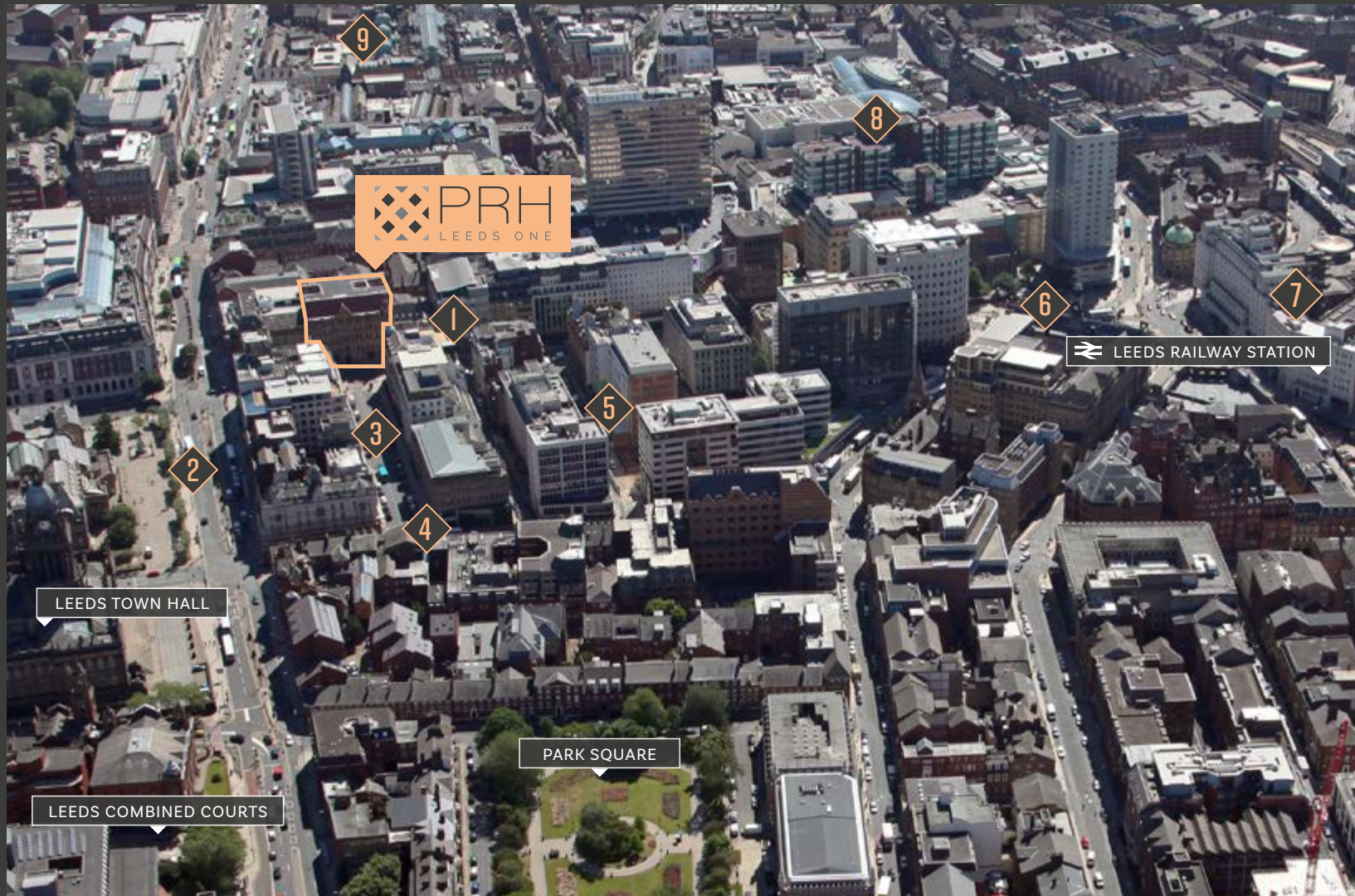
For those who cycle to work, cycle storage is available in the basement whilst underground car parking is easily accessible via the Inner Loop Road which links to the Outer Ring Road and beyond.



BY RAIL

2h 12m	London King's Cross
1h 56m	Birmingham
49m	Manchester Piccadilly
35m	Harrogate
29m	Ilkley
22m	York





1 Park Row - 0 mins
Gino D'Acampo
Caffè Nero
Jamie's Italian

3 South Parade - 1 min
San Carlo
Sukhothai

5 Greek Street - 2 mins
The Alchemist
The Lost & Found
All Bar One
Dakota Deluxe

7 Leeds Railway Station - 3 mins
M&S Simply Food
WHSmiths

9 Victoria Leeds - 5 mins
John Lewis
Issho
Harvey Nichols

2 The Headrow - 1 min
Radisson Blu
George's Great British Kitchen
Starbucks
Greggs

4 East Parade - 2 mins
Tattu
Blackhouse
Ibérica

6 City Square - 3 mins
Banyan
Restaurant Bar & Grill

8 Trinity Leeds - 3 mins
Next
Apple
Everyman Cinema

FURTHER INFORMATION

TERMS

The suites are available on Full Repairing and Insuring Leases for a term of years to be agreed. Further information is available on request.

VAT

The property is elected for VAT.
Further information is available on request.

EPC

The property has been assessed to have an EPC rating of C66.

VIEWING

Strictly by appointment with the joint letting agents.



WWW.PARKROWHOUSELEEDS.CO.UK

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