



# PARK ROW

HOUSE



ONCE INSIDE YOU START TO APPRECIATE  
JUST WHAT PARK ROW HOUSE CAN OFFER.

A newly refurbished contemporary interior set behind  
a grade II listed facade which combines modern functional  
offices with elegance.

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# OPEN / PRIVATE

## OFFICE SPACE

Park Row House has excellent quality open plan offices across a range of sizes, which have been refurbished to provide attractive, flexible office space to a high standard. The refurbishment continues throughout the building and includes a completely new air conditioning system.



# HISTORIC / CONTEMPORARY



## THE BUILDING

Throughout, the building retains the best of the original alongside the finest quality new fixtures and features, from bespoke lighting and climate control to double height ceiling to the ground floor.

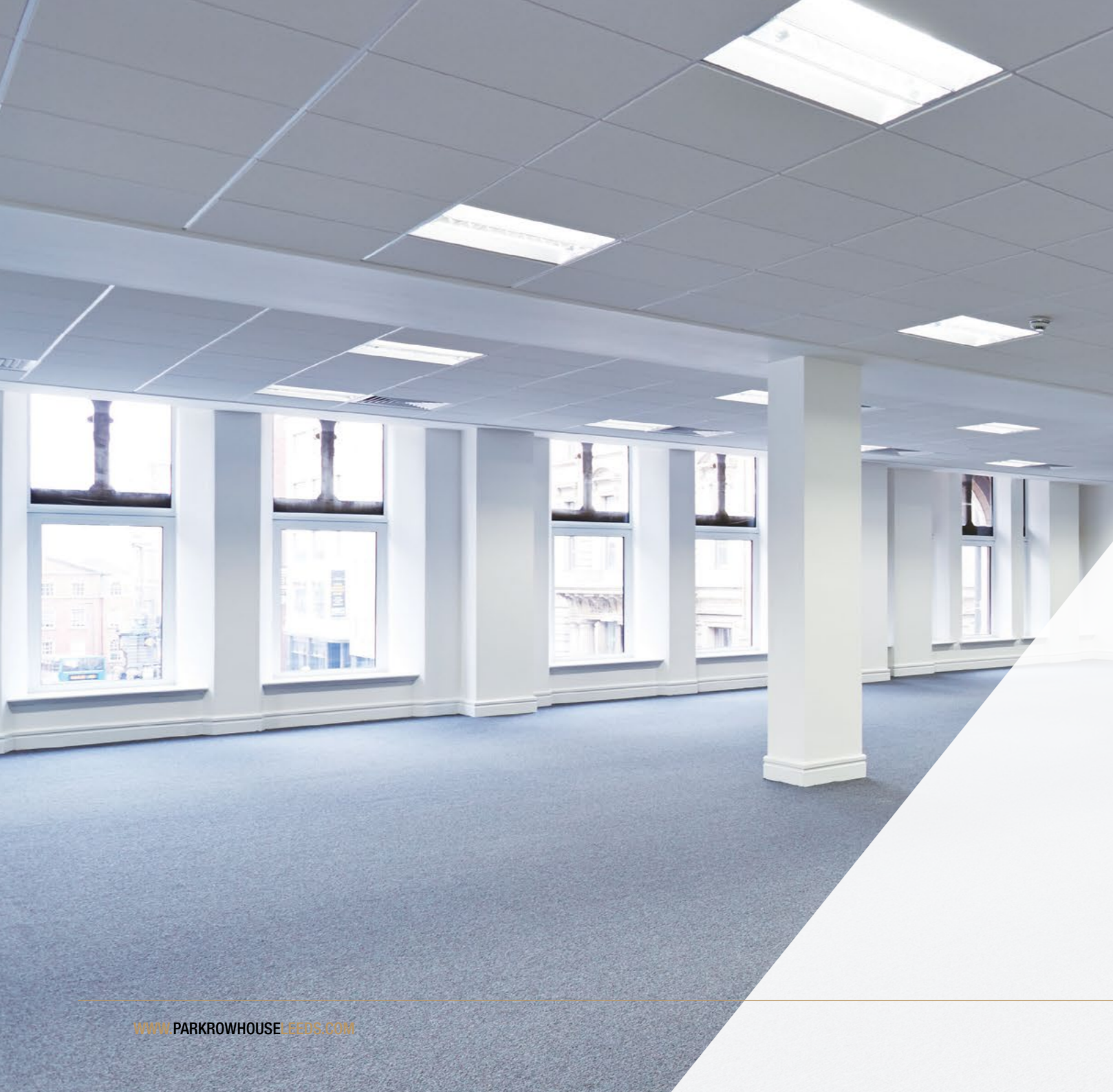
Behind the beautiful Victorian façades, this comprehensively refurbished building offers 30,828 sq ft of high quality office accommodation over seven floors. The flexible space provides opportunity for cellular, mixed or open plan layouts according to needs, and all serviced by a beautifully appointed reception.

## SPECIFICATION

The accommodation has been comprehensively refurbished to provide an open plan layout benefiting from the following specification:

- Newly installed VRF air conditioning throughout the building – highly efficient and easily controlled
- LG7 Lighting – highly efficient and flexible allowing tenants to programme lighting.
- Suspended ceilings and carpets throughout
- Double glazed aluminium coated windows
- Shower facilities
- Full access raised floors
- Basement car parking
- Imposing reception with commissionaire
- EPC Rating B





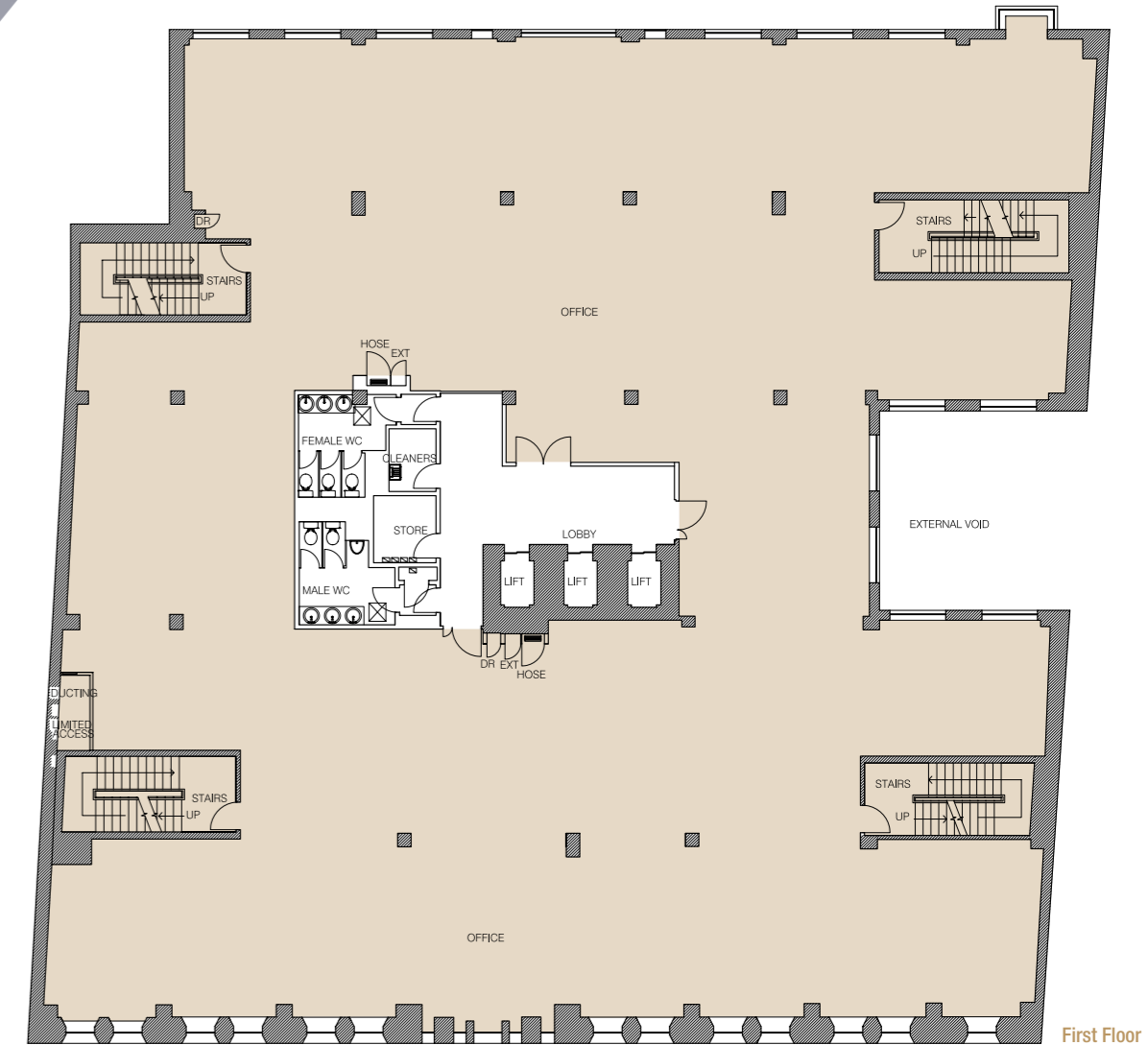
# FLOORS

## ACCOMMODATION

The buildings mix of floor plate sizes mean there is always availability for any requirement and the accommodation is finished to a very high standard commensurate with modern office occupiers.

## SCHEDULE

FLOOR	AREA SQ.FT	AREA SQ.M
Ground (suite 1)	Let to Search Consultancy	
Ground (suite 2)	Let to Search Consultancy	
First	Let to Ice Lolly	
Second	Let to Charlton Morris	
Third (suite 1)	<b>3,395</b>	315.4
Third	Let to Gravitas Recruitment Group & St Paul's Chambers	
Fourth - <i>Coming Soon</i>	<b>7,070</b>	656.8
Fifth	<b>4,939</b>	459.0

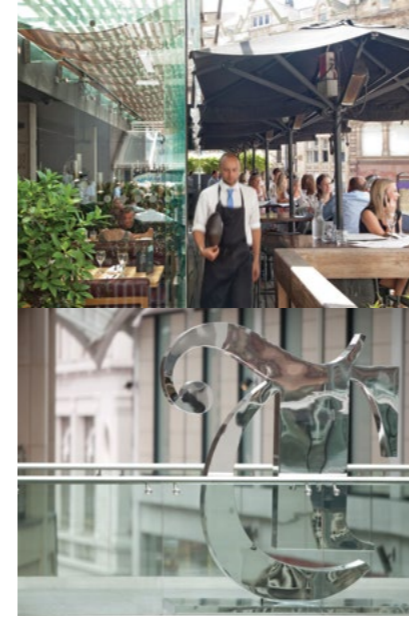




# RELAXED / FORMAL

## AMENITIES

Park Row marks the point at which the accepted office core and the retail area merge. As such the best in food, drink and entertainment are close at hand, but such a great location also offers great retail hotspots virtually on the door step. Trinity Leeds and the main shopping quarter is only a short walk away as is the civic quarter including Leeds Art Gallery, Leeds Museum, O2 Academy and Leeds Arena.



## A SHORT STROLL AWAY

### Restaurants

San Carlo  
Sukhothai  
Gaucho  
Jamie's Italian  
Restaurant Bar & Grill  
Sous Le Nez  
Black House  
Carluccio's  
Piccolino

### Bars

Browns  
Slug & Lettuce  
Becketts Bank  
The Living Room  
All Bar One  
Prohibition

### Retail

Trinity Leeds  
The Light  
Briggate  
Thorntons Arcade  
Queens Arcade  
Victoria Quarter  
St. Johns Centre

### Entertainment

O2 Academy  
Leeds Art Gallery  
Leeds Museum  
Vue Cinema  
Leeds Arena





# CENTRAL / ACCESSIBLE

## LOCATION

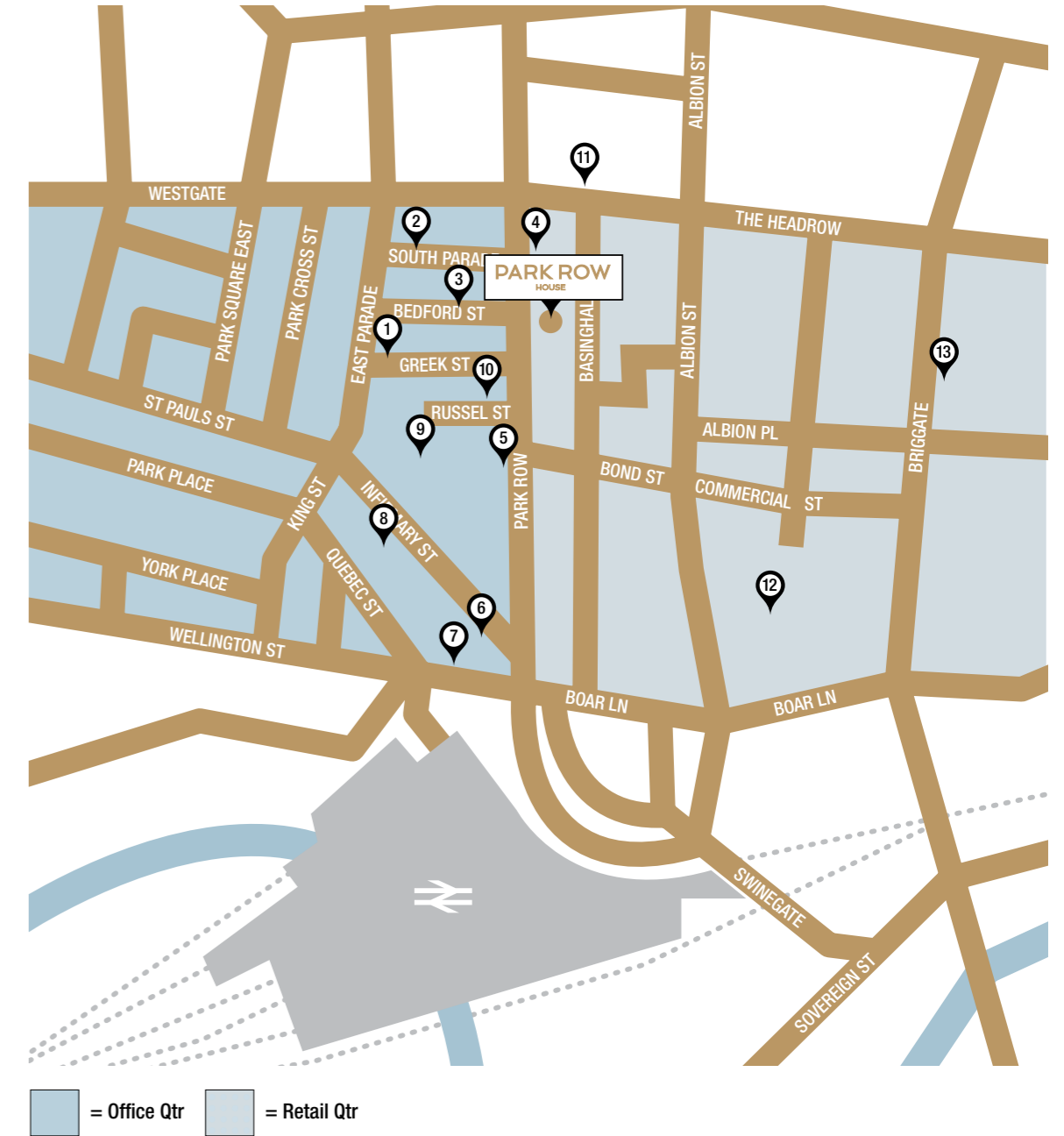
Park Row House is located on Park Row and is within 5 minute's walk of Leeds City Rail Station. Park Row is also a bus thoroughfare so many services are available within a short walk of the building. Leeds is located at the head of the M1 motorway and has easy access to the M62 and A1 routes. Leeds also benefits from excellent rail services, linking all parts of the country with a regular service to London Kings Cross. Leeds Bradford International Airport is located approximately 10 miles north west of the city centre providing European and domestic flights.

## TRAVEL TIMES / DISTANCES

Rail	Hours	Mins
London	2	-
Edinburgh	3	-
Manchester	-	50
Birmingham	2	30
Newcastle	1	-
Liverpool	1	45
Bradford	-	20
Sheffield	-	45
Doncaster	-	30
York	-	25
Paris (Eurostar Via St Pancras)	4	15
Brussels	3	50
Road		
Manchester	1	-
Sheffield	-	49
Newcastle	1	40
Birmingham	1	55
Air		
Leeds Bradford International	9 Miles	
Robin Hood Doncaster	40 Miles	
Manchester International	58 Miles	
Humberside International	65 Miles	
East Midlands	80 Miles	

## AMENITIES

- 1 All Bar One
- 2 San Carlo
- 3 Sukhothai
- 4 Gaucho
- 5 Jamie's Italian
- 6 Loch Fyne
- 7 Restaurant Bar & Grill
- 8 Sous Le Nez
- 9 Black House
- 10 Giraffe
- 11 The Light
- 12 Trinity Leeds
- 13 Victoria Qtr



PARK ROW  
HOUSE

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#### CONTACT

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