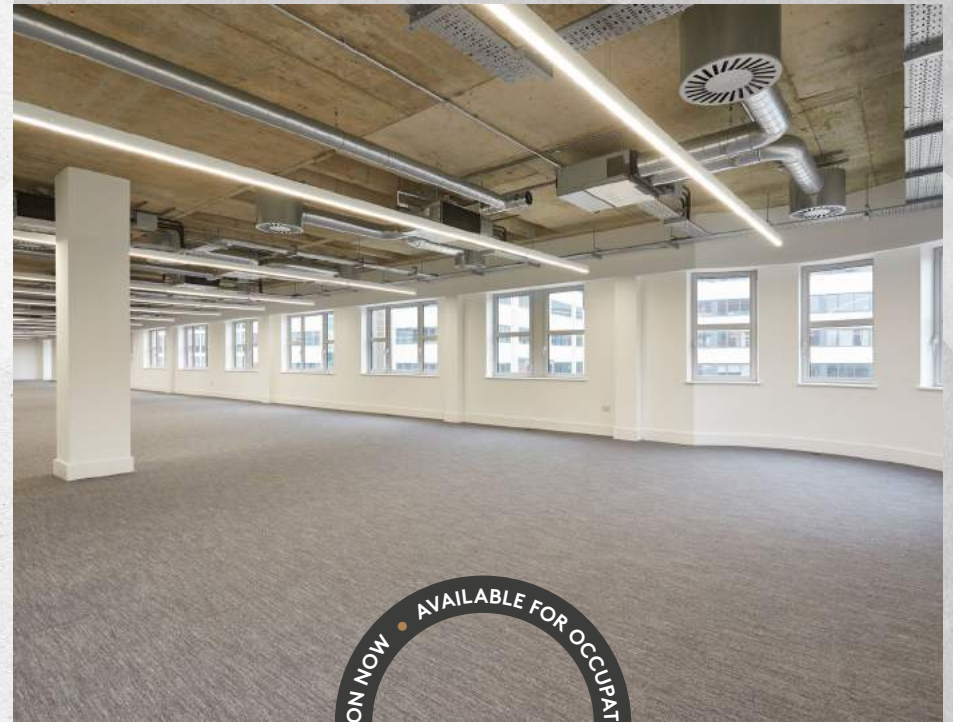




EAST PARADE

_The different ONE

25,850 sq ft. of contiguous, newly refurbished Grade A office space over ground to 3rd floors (inclusive) with a further suite of 5,620 sq ft. on the 7th floor totalling 31,470 sq ft of available space.



1 East Parade is an imposing landmark building in a prime location in Leeds City Centre which has been substantially refurbished to provide modern exposed-services accommodation of the highest quality.



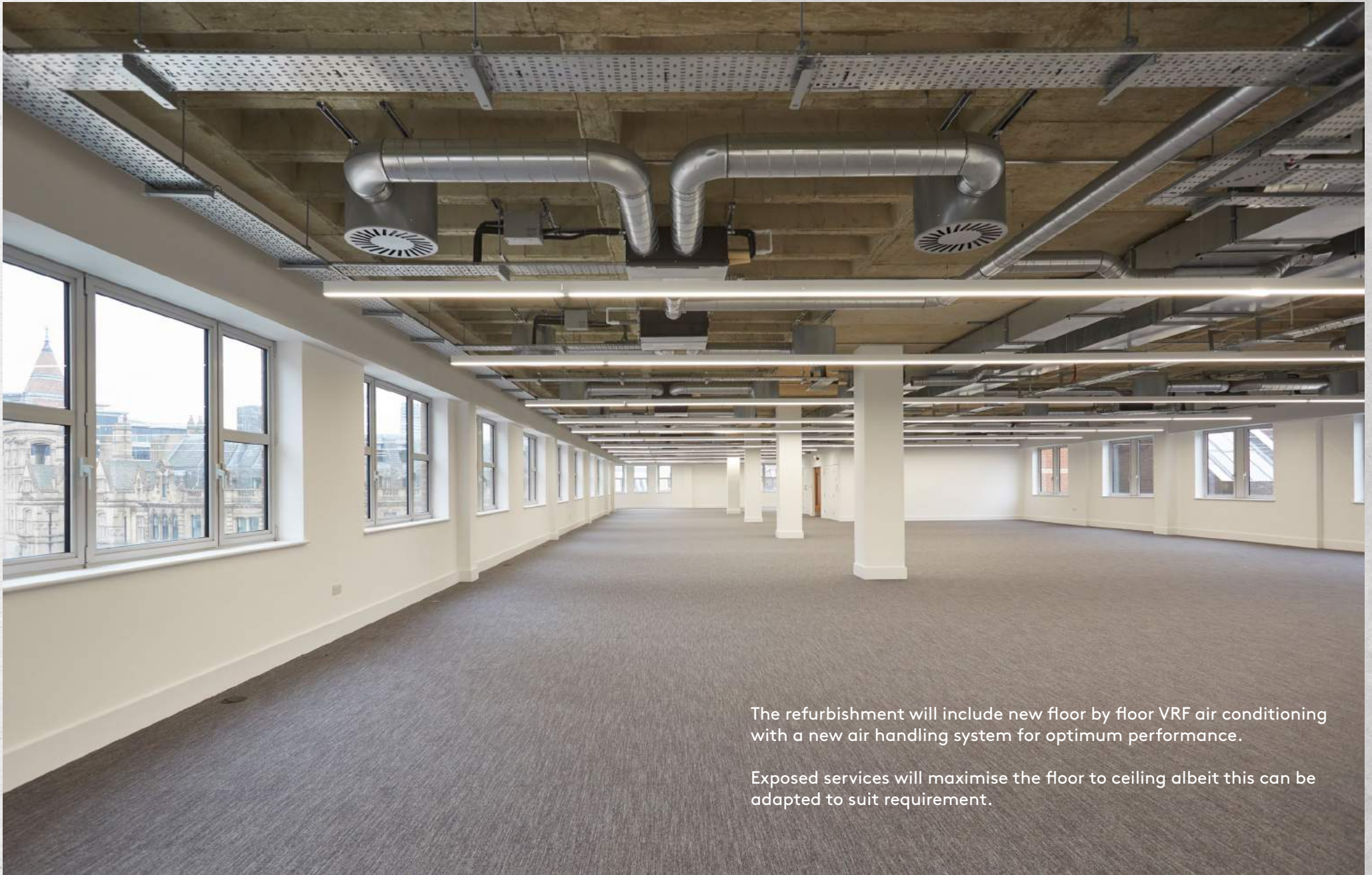
_Upgraded



CGI of proposed new reception area

A striking new reception area will lead to inspirational offices on the upper floors with industrial textures and clean linear detailing combining to create stripped-back accommodation embracing both rawness and refinement.

The new ground floor reception will include a ground floor coffee offer (*subject to planning and agreement with an operator*).



The refurbishment will include new floor by floor VRF air conditioning with a new air handling system for optimum performance.

Exposed services will maximise the floor to ceiling albeit this can be adapted to suit requirement.















_Reworked



_Revealed

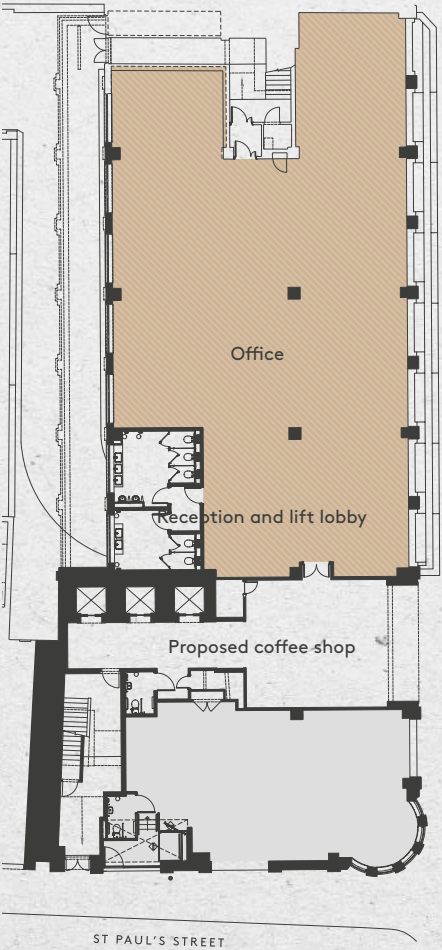


INDUSTRIAL INSPIRED TEXTURE • STRIPPED BACK DESIGN • EXPOSED SERVICES

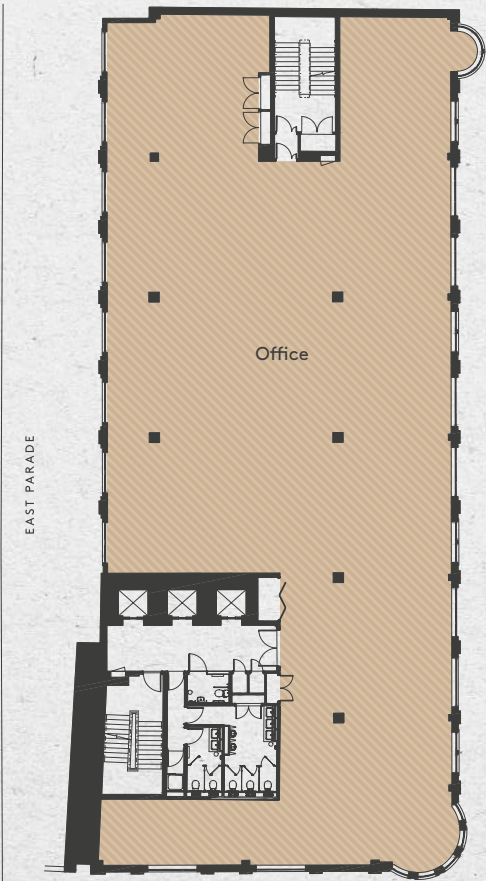
-  _ Air conditioning
-  _ Raised floors
-  _ Great natural light
-  _ LED lighting
-  _ Exposed services
-  _ High quality floor coverings
-  _ Fully DDA compliant
-  _ 3 passenger lifts
-  _ Basement parking
-  _ Cycle racks
-  _ Showers and changing facilities
-  _ Building commissioner



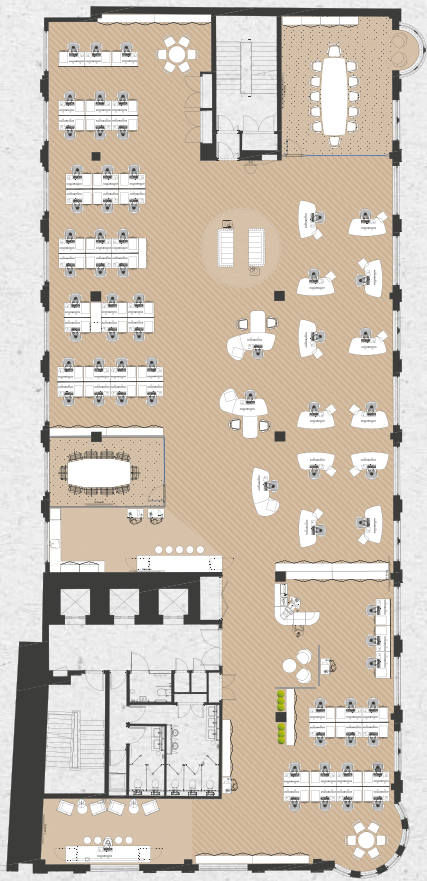
GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN



SPACE PLAN



Internally the accommodation provides a mix of exposed and traditional services appropriate to the modern day occupier.

Parking - secure basement car parking spaces are available if required.

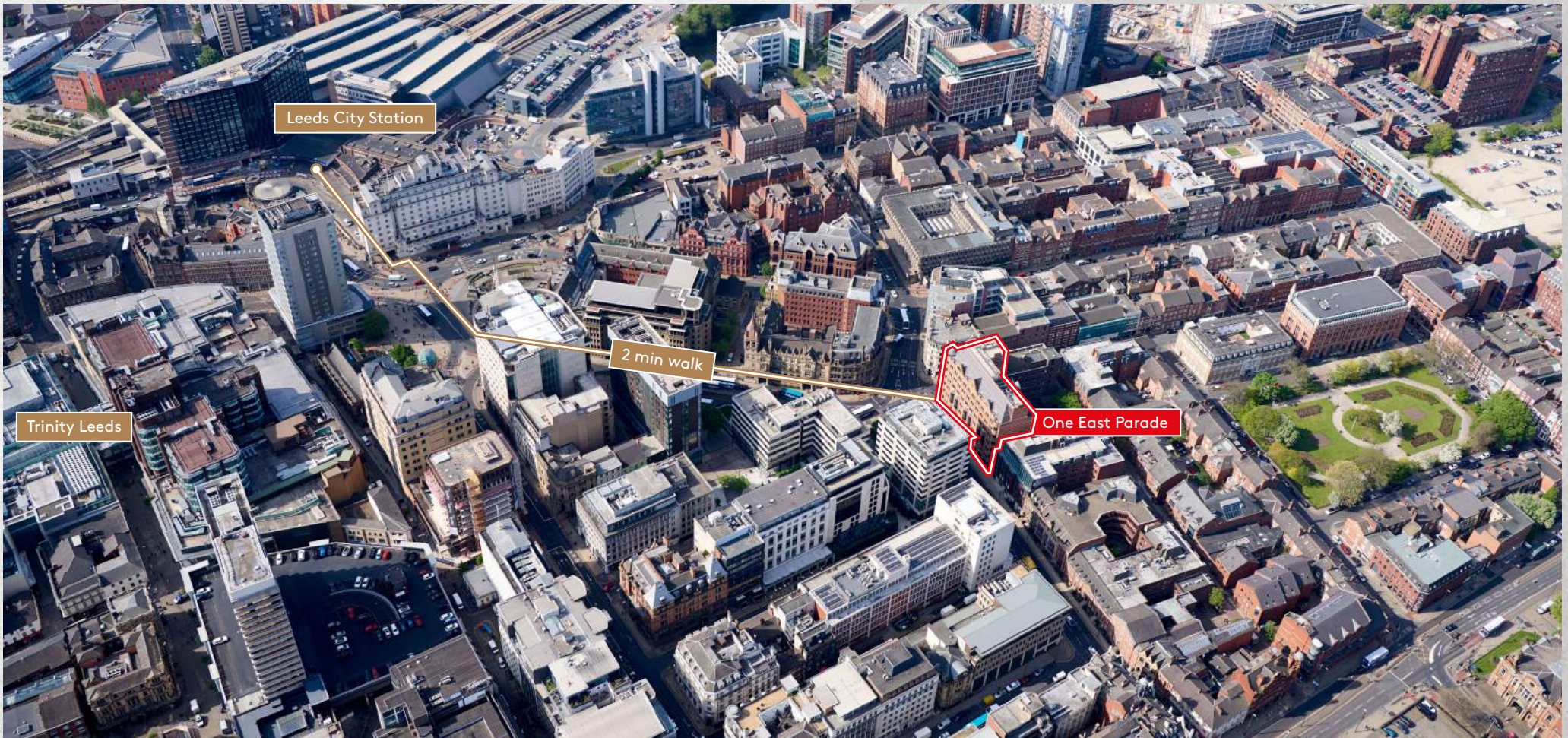
EPC - The property has been assessed as having an energy rating of 99 (Band D). A full copy of the EPC is available on request.

Terms - Suites are available by way of a new full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request.

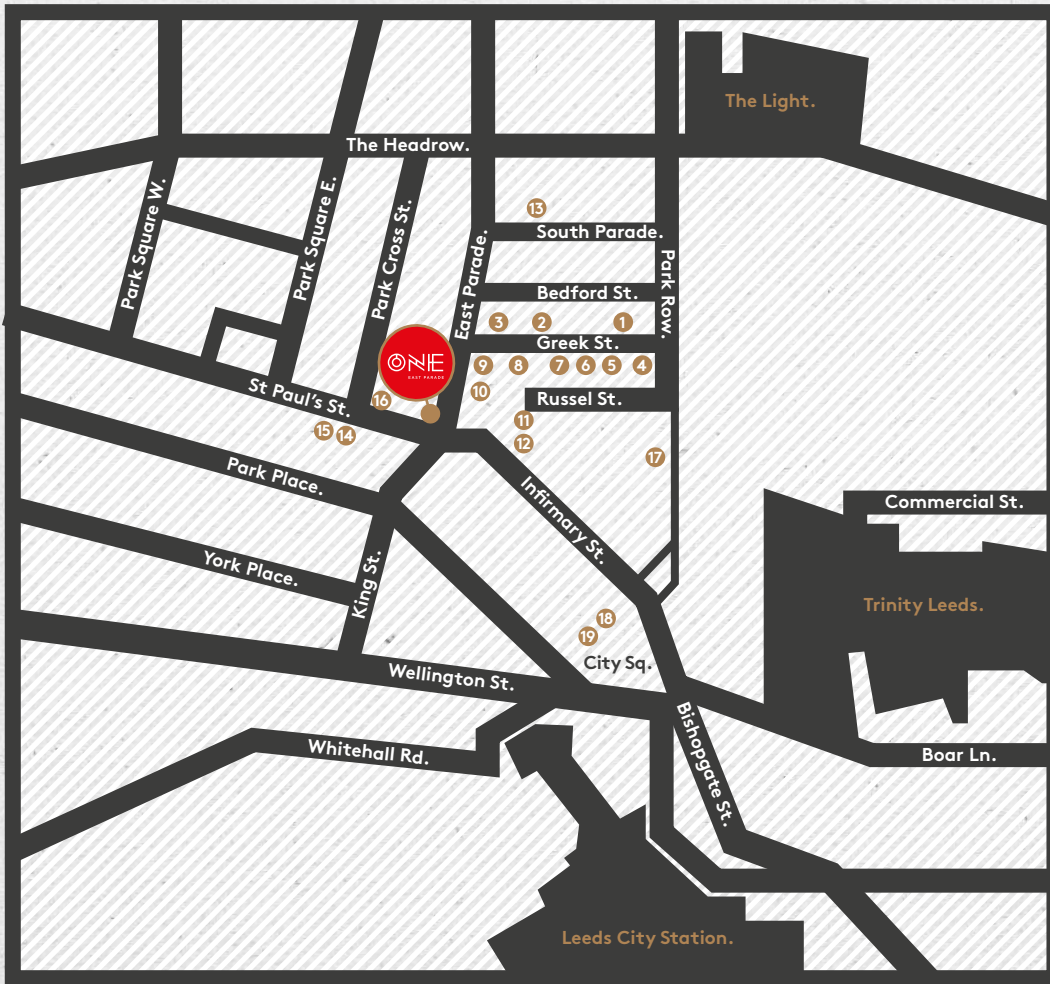
	SQ FT	SQ M
GROUND	6730	625.15
FIRST	7320	680.05
SECOND	7440	691.19
THIRD	6650	617.41
SEVENTH	5620	522.2

- _ 1 East Parade - In the heart of Leeds City Centre
- _ 2 minutes walk from the station
- _ 1 minute walk from the green oasis of Park Square
- _ 3 minutes walk from Trinity Leeds
- _ Surrounded by restaurants, bars and coffee shops
- _ **NUMBER ONE LOCATION**

_Convenient



_Vibrant



WINE & DINE • QUICK BITE TO EAT • DRINKS AFTER WORK • MORNING COFFEE

- 1_ The Liquorist
- 2_ The Alchemist
- 3_ All Bar One
- 4_ Le Chalet
- 5_ The Lost & Found
- 6_ Bem Brasil
- 7_ Gusto Restaurant & Bar
- 8_ Dakota Hotel
- 9_ Manahatta
- 10_ Tattu
- 11_ La Bottega Milanese
- 12_ Pret a Manger
- 13_ San Carlo
- 14_ Starbucks
- 15_ Tesco Express
- 16_ Patisserie Valerie
- 17_ Jamie's Italian
- 18_ Banyan
- 19_ Restaurant Bar & Grill



Viewing and further information:



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 **ONE**
EAST PARADE

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