



 ONE

EAST PARADE

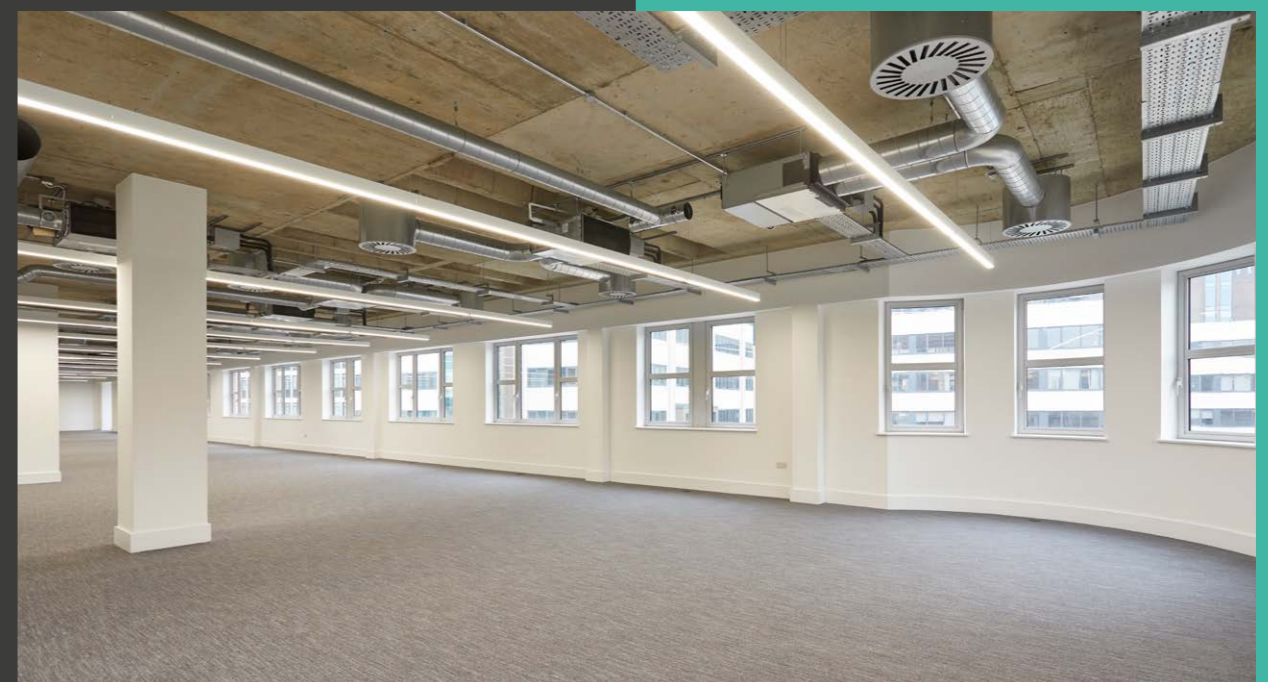
LEEDS

25,478 SQ FT OF CONTIGUOUS, NEWLY  
REMODELLED GRADE A OFFICE SPACE OVER  
GROUND TO 3RD FLOORS (INCLUSIVE) WITH A  
FURTHER SUITE OF 5,620 SQ FT ON THE 7TH  
FLOOR AND A BRAND NEW 8TH FLOOR OF  
1,818 SQ FT TOTALLING 32,916 SQ FT OF  
AVAILABLE SPACE.

# THE DIFFERENT ONE

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

AVAILABLE  
SUMMER 2019



CGI of proposed new coffee shop



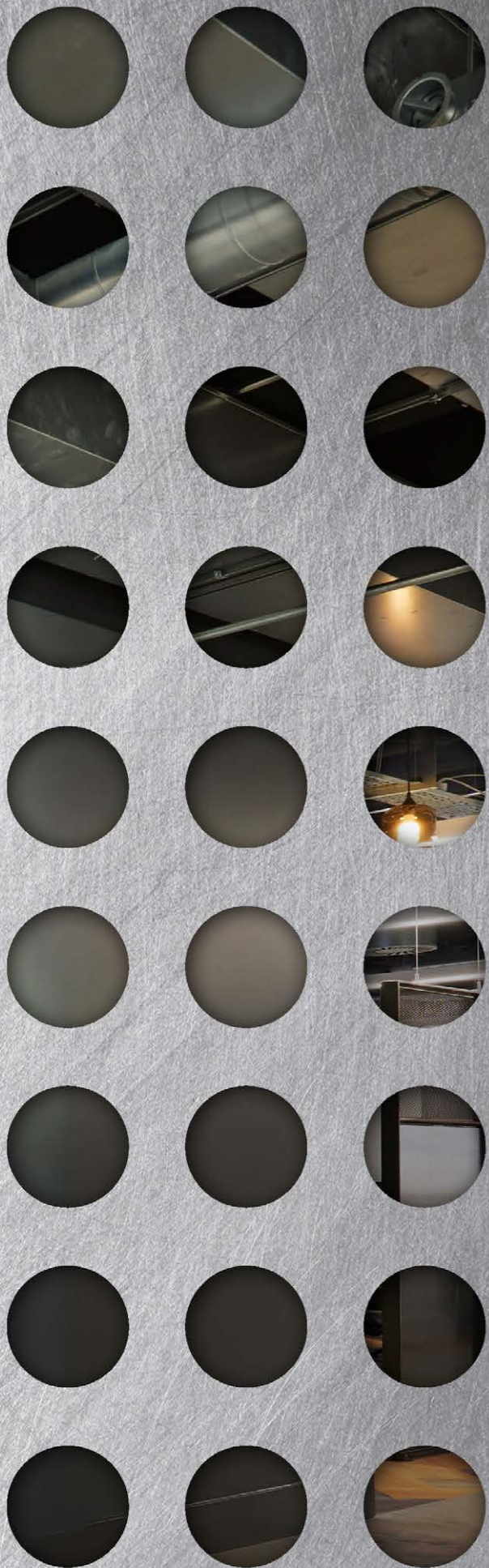
A STRIKING NEW RECEPTION AREA WILL LEAD TO INSPIRATIONAL OFFICES ON THE UPPER FLOORS WITH INDUSTRIAL TEXTURES AND CLEAN LINEAR DETAILING COMBINING TO CREATE STRIPPED-BACK ACCOMMODATION EMBRACING BOTH RAWNESS AND REFINEMENT.













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

# THE UPGRADED ONE



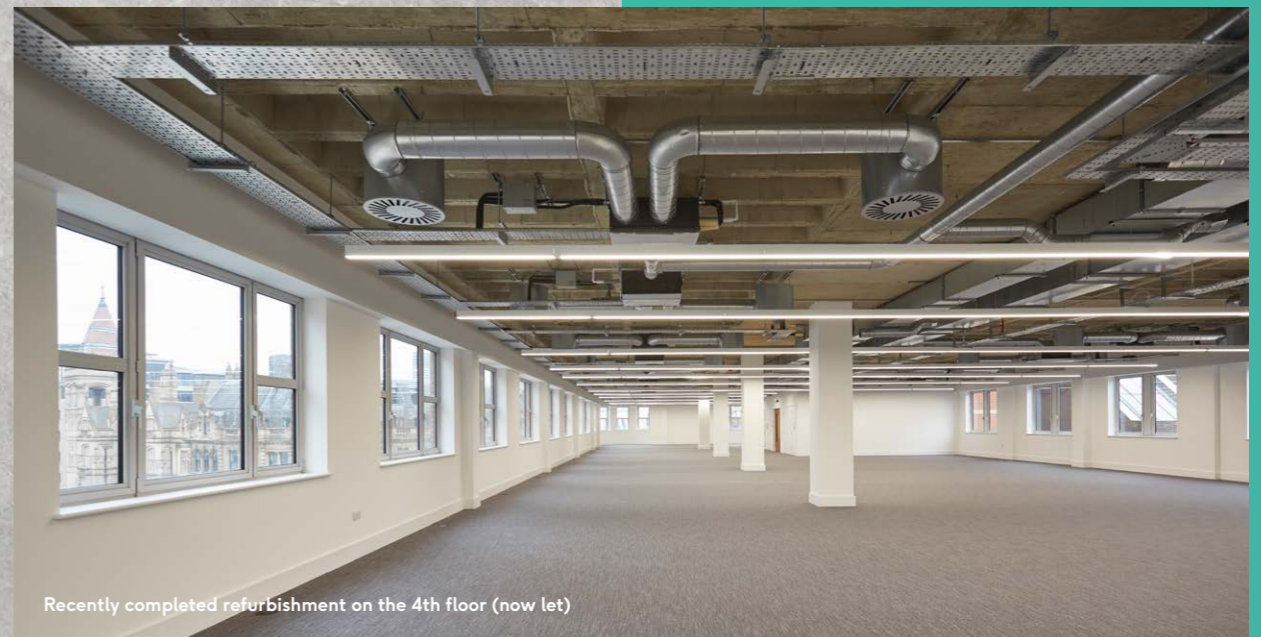
CGI of proposed new reception area



- |  |  |
|--|--|
|  <p>Air Conditioning</p>         |  <p>High Quality Flooring</p>               |
|  <p>Great Natural Light</p>      |  <p>Exposed Services</p>                    |
|  <p>LED Lighting</p>             |  <p>Raised Floors</p>                       |
|  <p>Fully DDA Compliant</p>    |  <p>3 Passenger Lifts</p>                 |
|  <p>Cycle Racks</p>            |  <p>Basement Parking</p>                  |
|  <p>Building Commissionaire</p> |  <p>Showers &amp; Changing Facilities</p> |

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 HEIGHT ALBEIT THIS CAN BE ADAPTED TO SUIT REQUIREMENTS.



Recently completed refurbishment on the 4th floor (now let)



CGI of proposed new eighth floor



EXISTING  
TENANT'S FIT OUT



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.

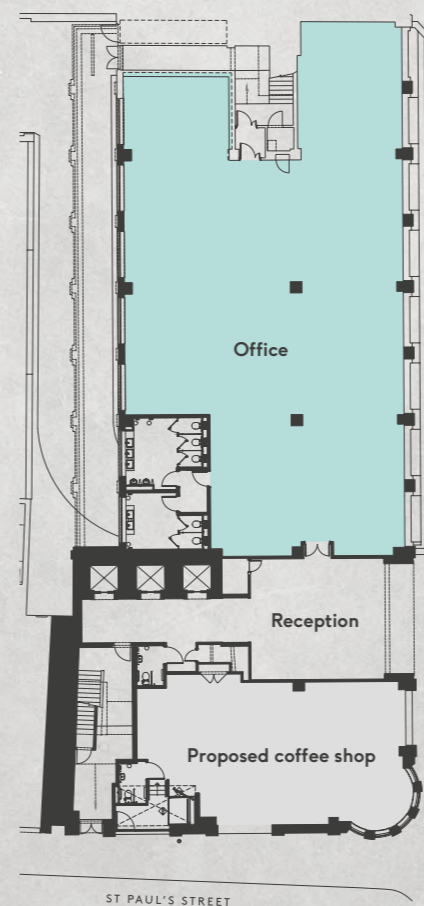
**EPC** - The property has been assessed as having a current energy rating of 99 (Band D). A full copy of the EPC is available on request. It is expected that this score will improve following completion of the refurbishment to Band B.

**BREEAM** - a rating of Very Good is being targeted for the refurbishment.

**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.

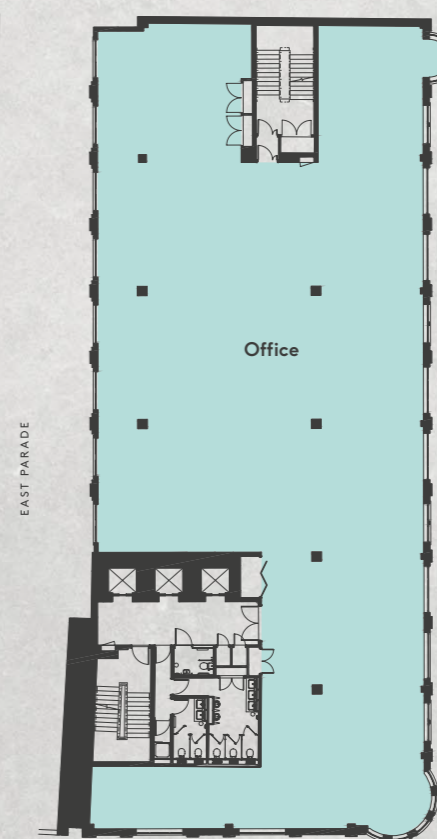
	SQ FT	SQ M
GROUND	4,068	377.93
FIRST	7,320	680.05
SECOND	7,440	691.19
THIRD	6,650	617.41
SEVENTH	5,620	522.2
EIGHTH	1,818	169.89

GROUND FLOOR

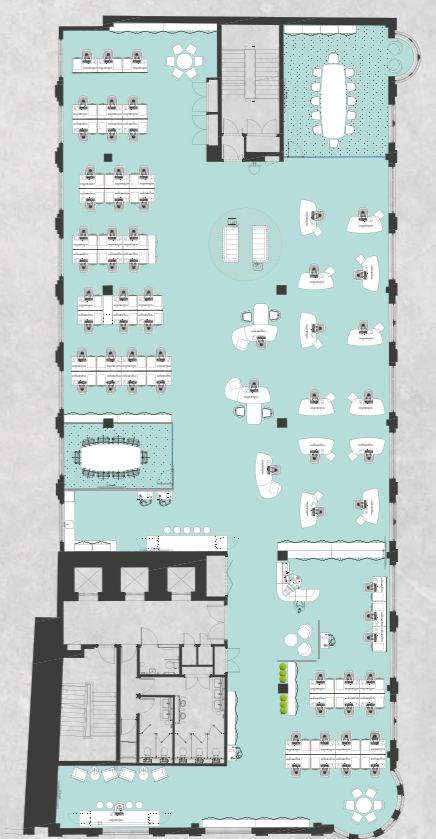


ST PAUL'S STREET

TYPICAL UPPER FLOOR



SPACE PLAN



# THE CONVENIENT ONE

IN THE HEART OF LEEDS CITY CENTRE

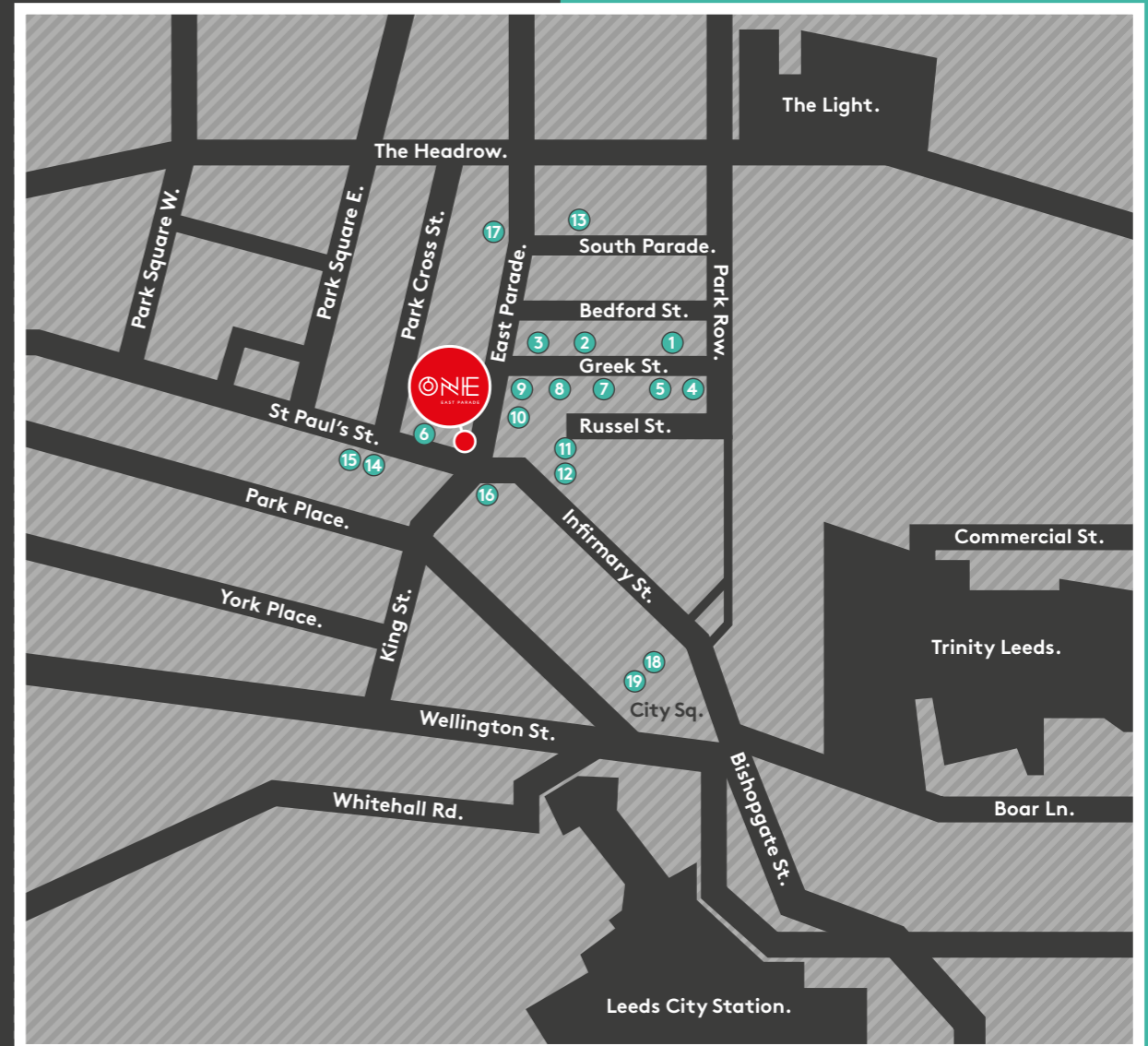
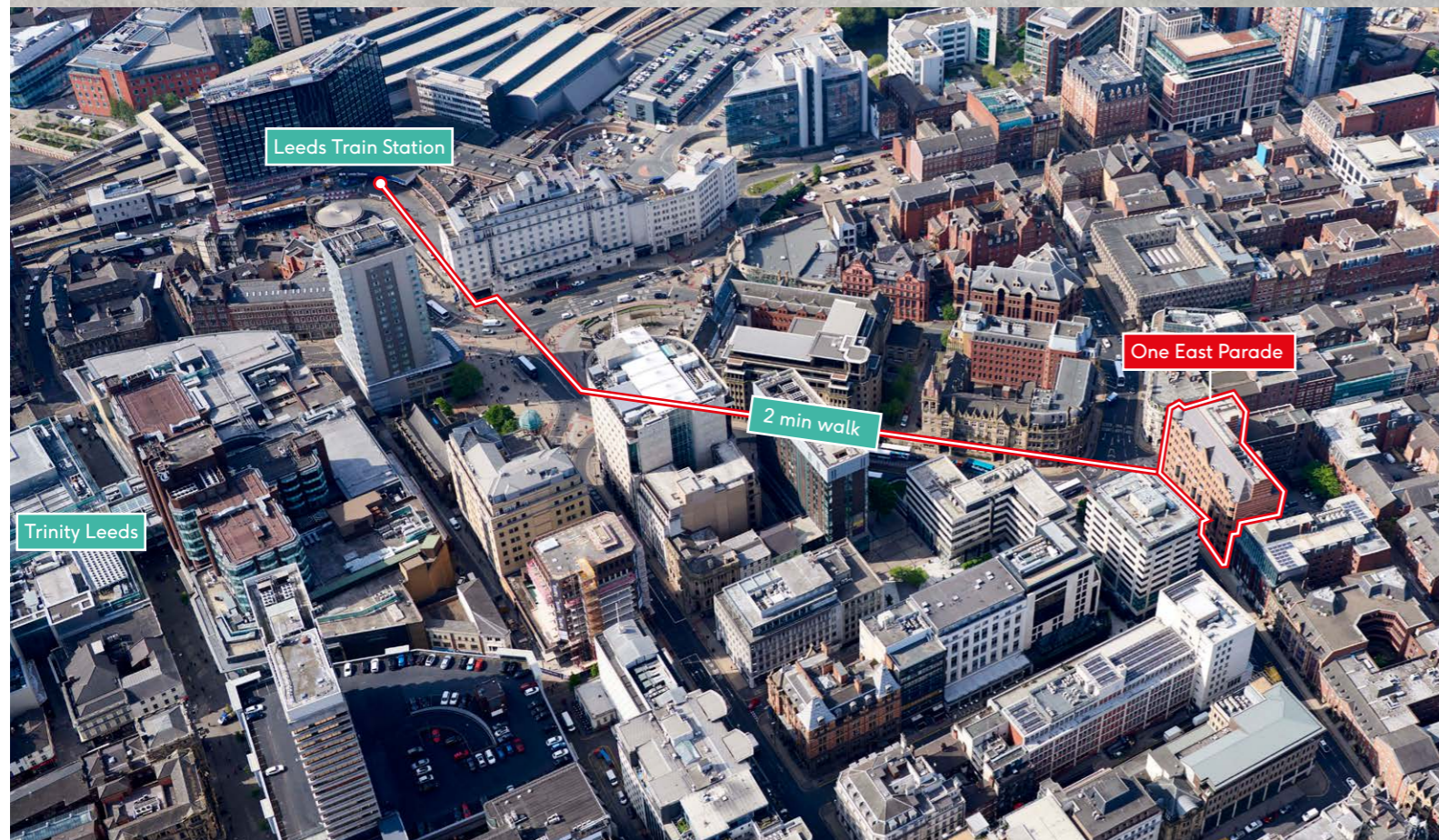
2 MINUTES WALK FROM LEEDS TRAIN STATION

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



- 1\_ The Liquorist
- 2\_ The Alchemist
- 3\_ All Bar One
- 4\_ Le Chalet
- 5\_ The Lost & Found
- 6\_ Wolf Street Food
- 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\_ The Box
- 17\_ Ibérica
- 18\_ Banyan
- 19\_ Restaurant Bar & Grill

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A development by:

# Schroders

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