

 **ONE**
EAST PARADE

LEEDS

THE DIFFERENT ONE

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.



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.



THE UPGRADED ONE

A STRIKING NEW RECEPTION AREA
LEADS 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.





Air Conditioning



High Quality Flooring



Great Natural Light



Exposed Services



LED Lighting



Raised Floors



Fully DDA Compliant



3 Passenger Lifts



Cycle Racks



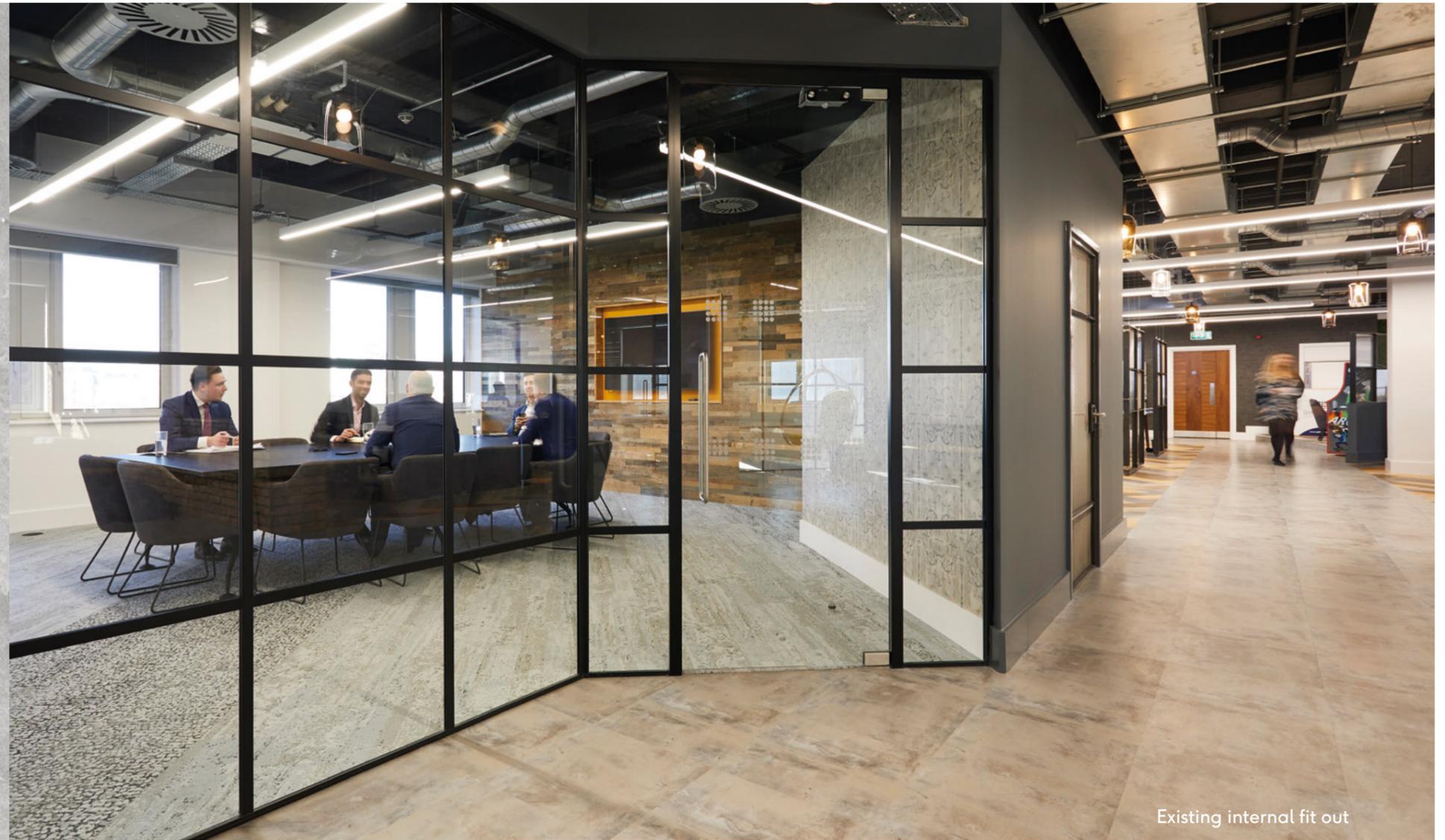
Basement Parking



Building Commissioner



Showers & Changing Facilities



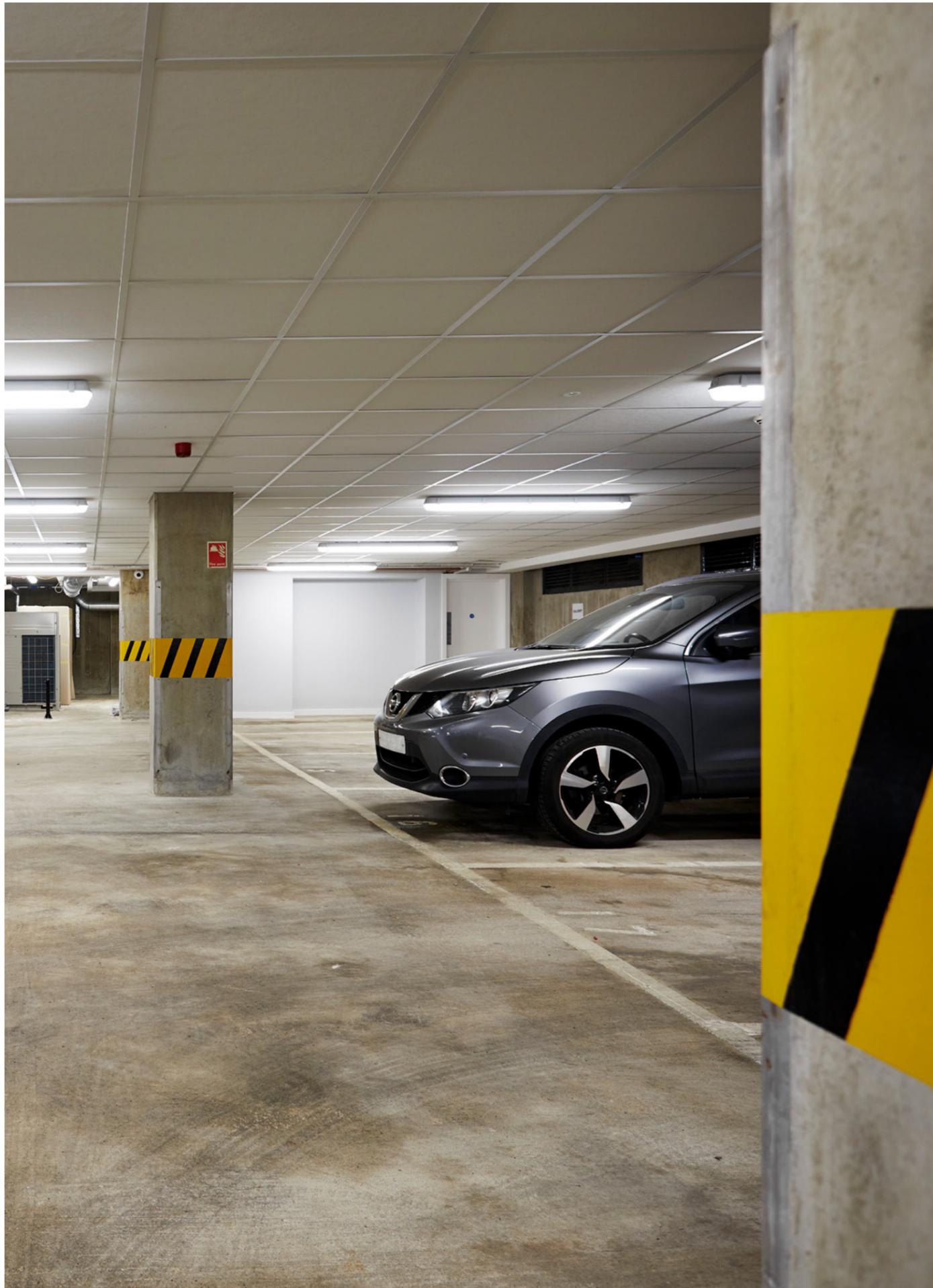
Existing internal fit out



THE REFURBISHMENT INCLUDES NEW FLOOR-BY-FLOOR VRF AIR CONDITIONING WITH A NEW AIR HANDLING SYSTEM FOR OPTIMUM PERFORMANCE. EXPOSED SERVICES MAXIMISE THE FLOOR-TO-CEILING HEIGHT ALBEIT THIS CAN BE ADAPTED TO SUIT REQUIREMENTS.



THE
STRIKING
ONE



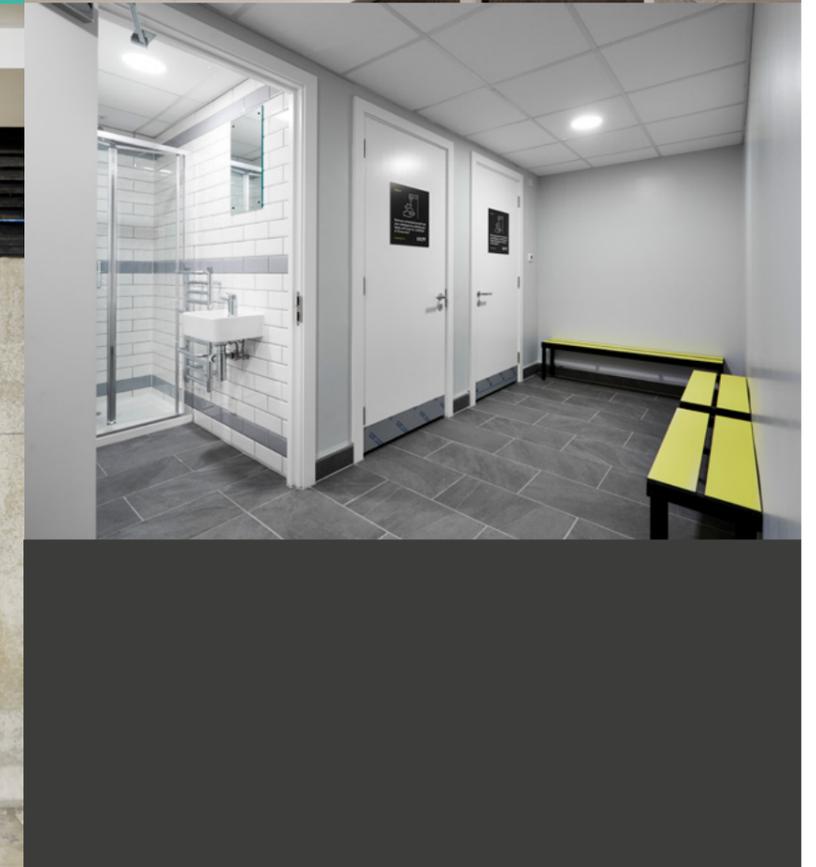
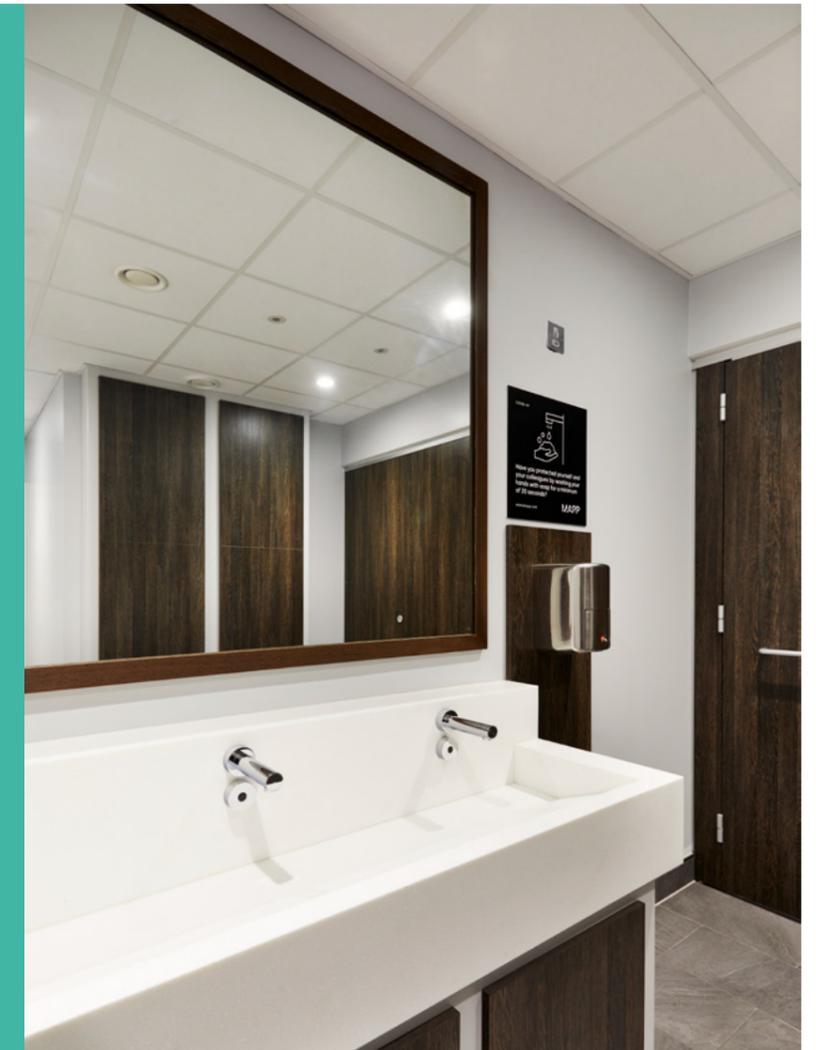
Internally the accommodation provides a mix of exposed and traditional services appropriate to the modern day occupier.

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.

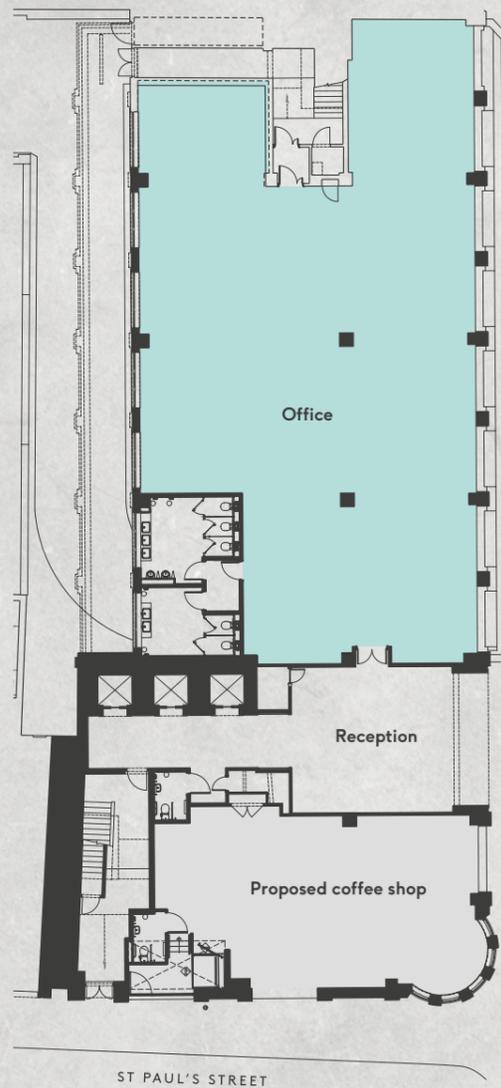


THE FLEXIBLE ONE

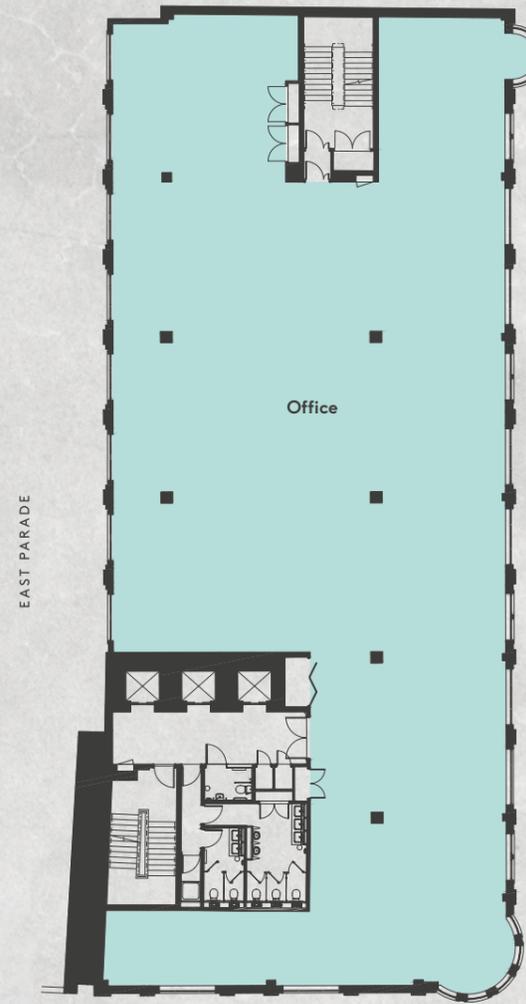
	SQ FT	SQ M
GROUND	4,068	377.93
FIRST	7,320	680.05
SECOND	7,440	691.19
THIRD	6,650	617.41
SEVENTH	5,620	522.2
EIGHTH	1,818	169.89



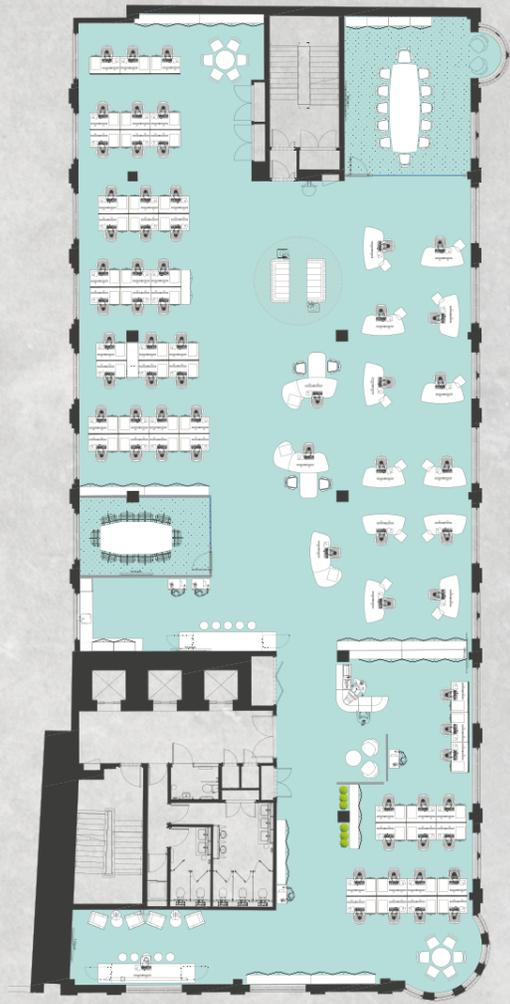
GROUND FLOOR



TYPICAL UPPER FLOOR

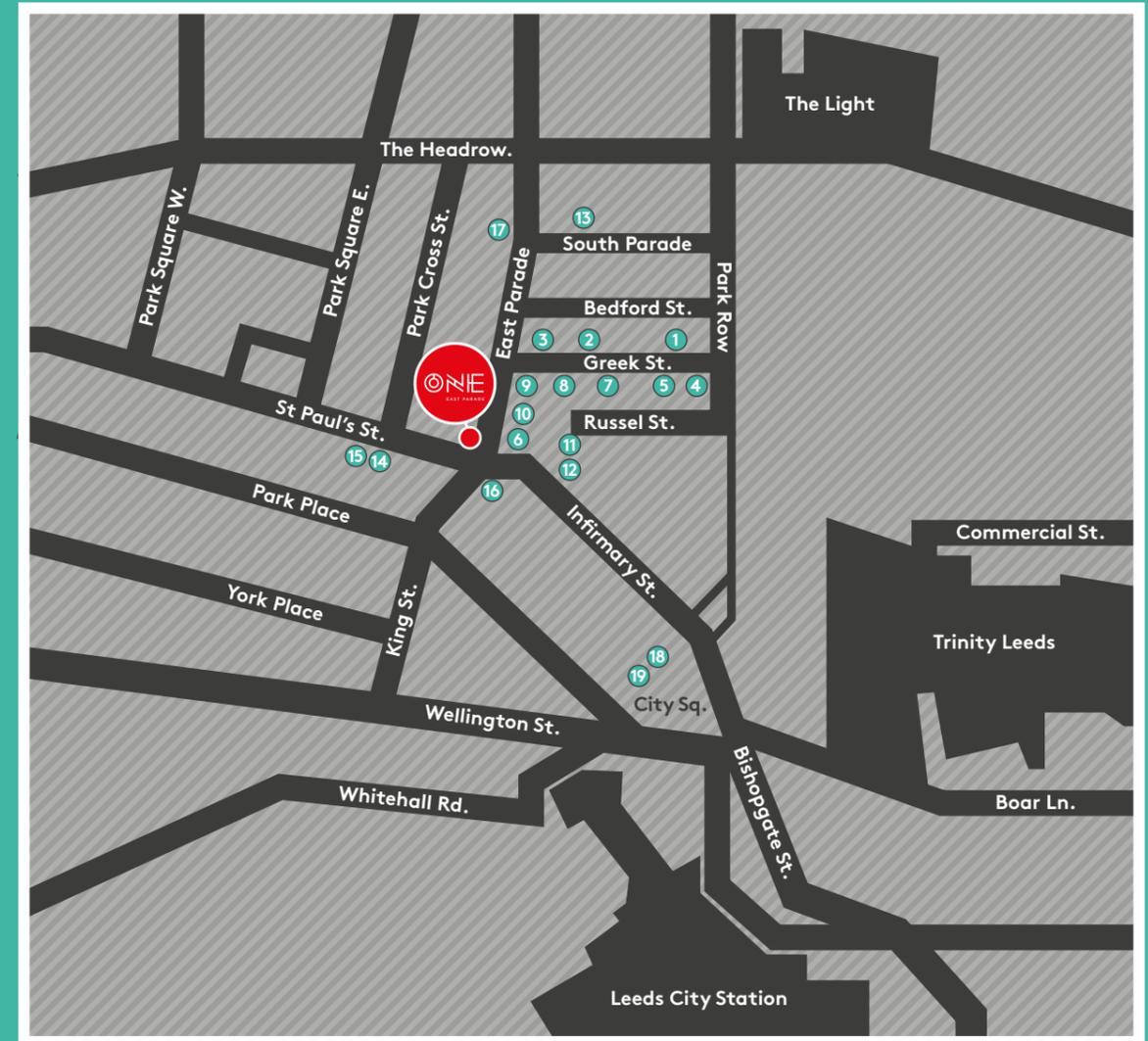
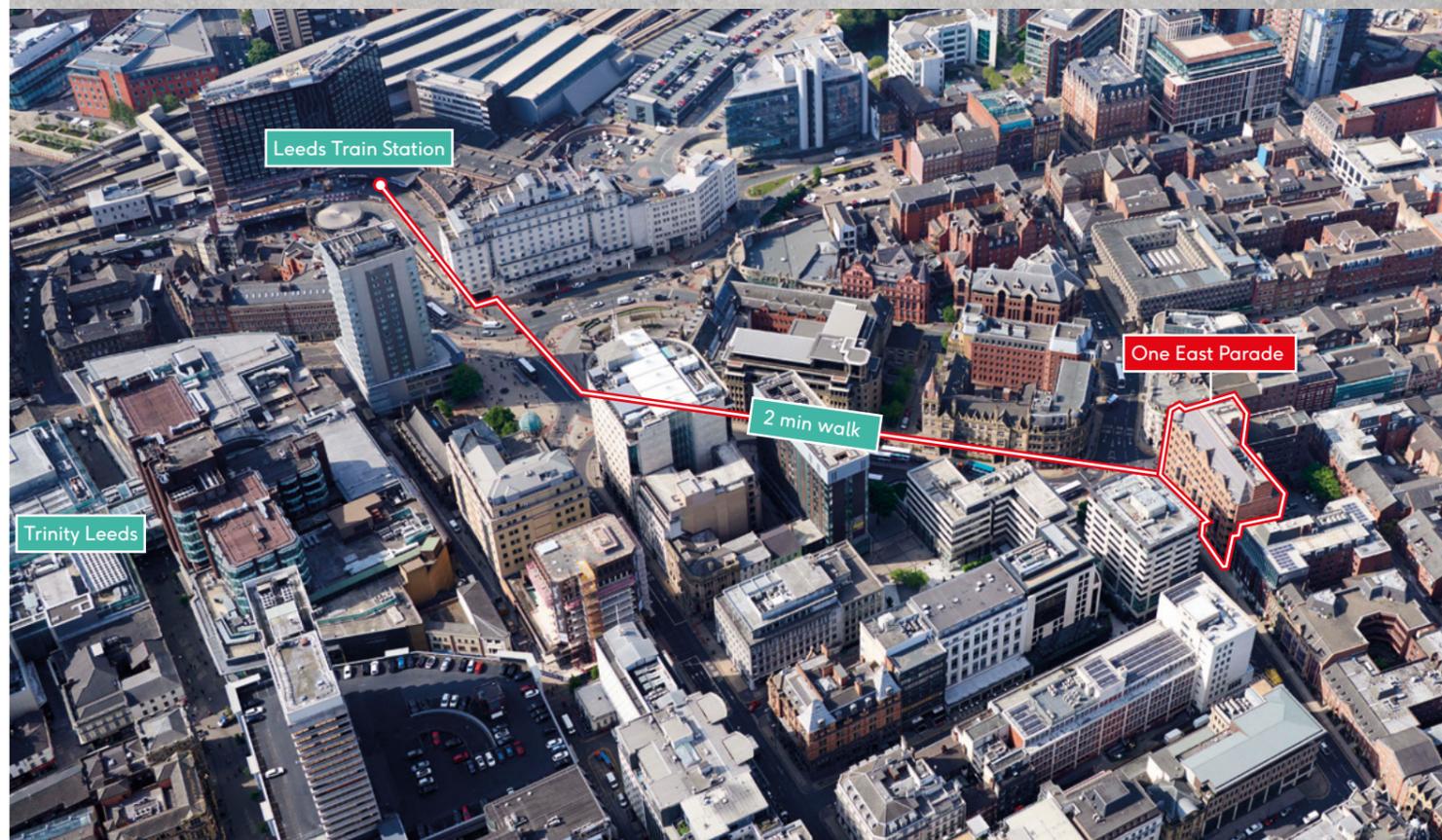


SPACE PLAN



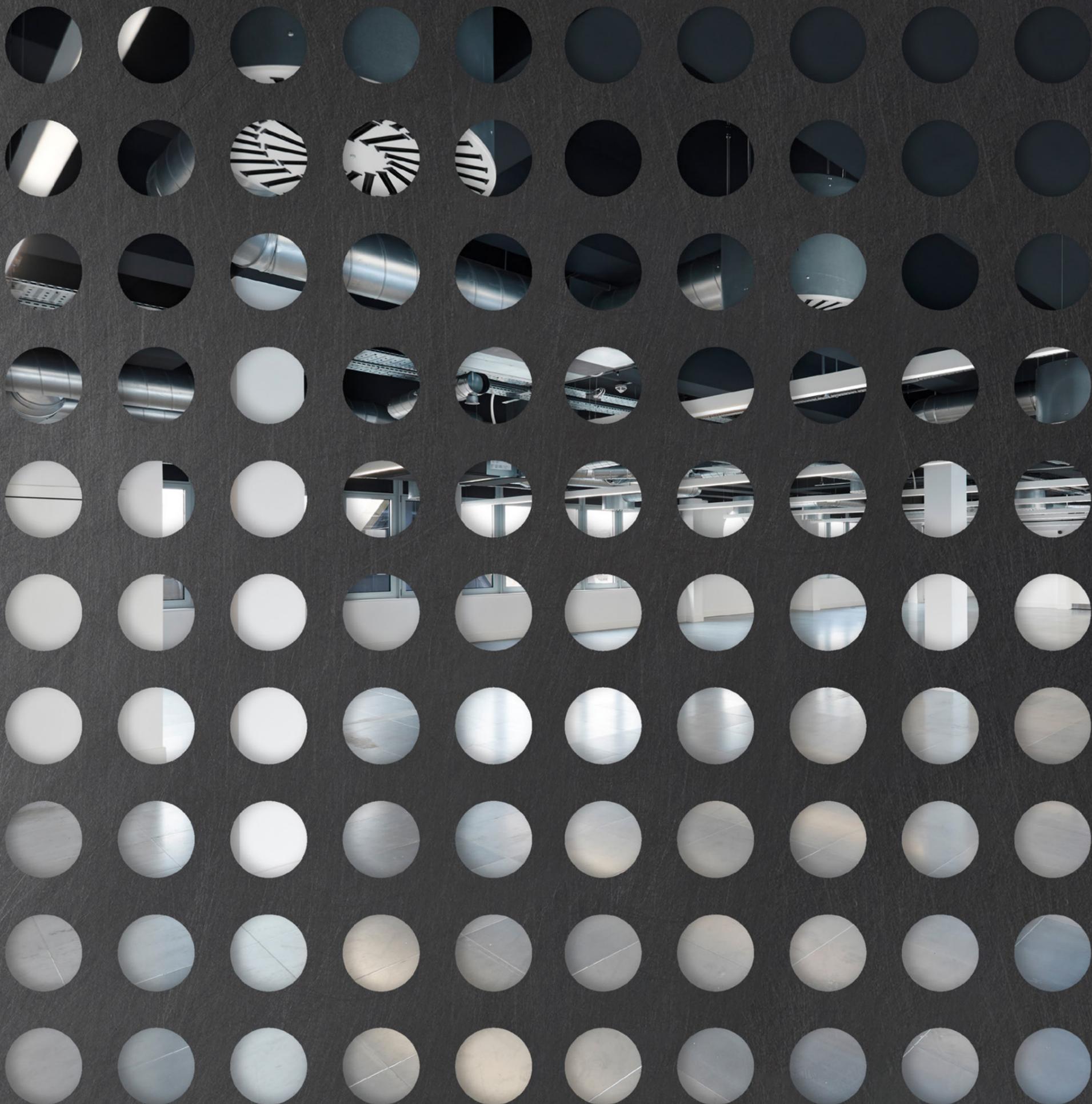
THE CONVENIENT ONE

- 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 | 8_ Dakota Hotel | 15_ Tesco Express |
| 2_ The Alchemist | 9_ Manhatta | 16_ The Box |
| 3_ All Bar One | 10_ Tattu | 17_ Ibérica |
| 4_ Le Chalet | 11_ La Bottega Milanese | 18_ Banyan |
| 5_ The Lost & Found | 12_ Pret a Manger | 19_ Restaurant Bar & Grill |
| 6_ Blackhouse | 13_ San Carlo | |
| 7_ Gusto Restaurant & Bar | 14_ Starbucks | |





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A development by:

Schroders

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