

# ONE EAST PARADE



LEEDS, LS12AA

TO LET  
GRADE A WORKSPACE

PART 5<sup>TH</sup> FLOOR  
1,442 SQ FT (133.97 SQ.M)





ONE  
State of the Art  
Grade A  
Offices  
**TO LET**  
4,070 sq ft  
- 32,916 sq ft

St. Peter's Street

least parade

ONE

ONE

ONE

ONE

ONE

ONE

ONE

ONE

ONE

ONE

ONE

ONE





**One of the most  
cutting edge,  
attractive and best  
quality workspaces  
in Leeds.**

# The Building

**One East Parade offers newly refurbished prime Grade A workspace in the heart of Leeds Central Business District. Occupying a prominent position alongside St Paul's Street and East Parade occupiers will benefit from a plethora of doorstep amenity within one of Leeds most desirable buildings. Internally, the workspace and common areas has recently received a substantial refurbishment to provide best-in-class specification and environment for businesses to thrive.**







**An unrivalled  
position in the heart  
of the central  
business district**

# **Superb Grade A Workspace**





A photograph of a modern interior space. The wall is a deep navy blue. A flat-screen TV is mounted on the wall. Above the TV is a recessed ceiling light. To the right, a square pendant light with a metal frame and a warm-toned bulb hangs from the ceiling. In the foreground, a dark wooden table and the backs of two light-colored, textured chairs are visible. The floor is made of light-colored wood planks. The text "Room to inn" is overlaid on the bottom half of the image.

**Room to inn**





ovate



# The Space

The 5th floor of One East Parade provides Grade A open plan workspace in a newly refurbished building, benefiting from the following specification:



VRF Air  
Conditioning



Exposed  
Services



Raised Floors



Fibre leased  
line installed



LED Lighting



Kitchenette



Bookable  
Meeting Rooms



Basement  
Car Park



DDA Compliant



Showers &  
Changing Facilities



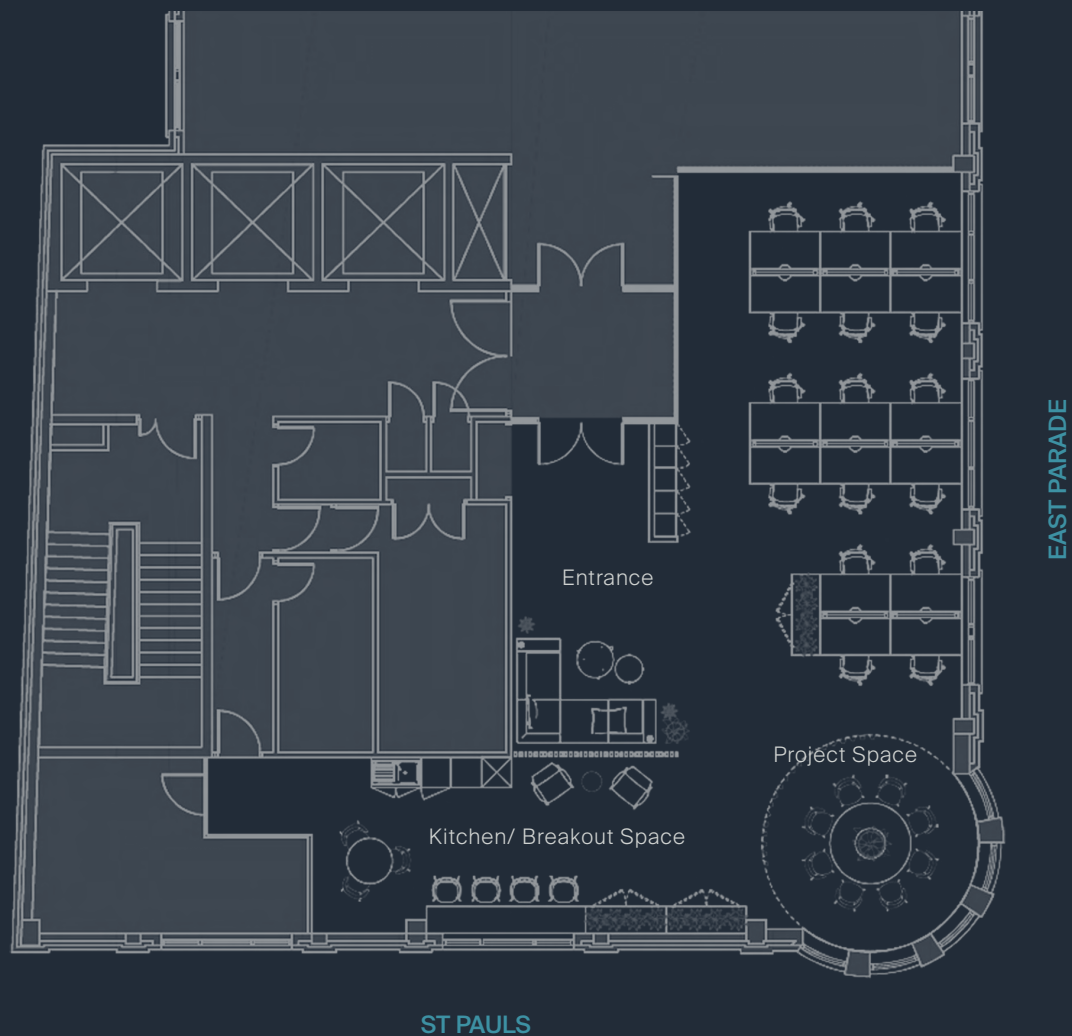
Cycle Storage



Building  
Commissionaire



The below space plan highlights an indicative layout which could be delivered within the suite. Alternative layouts including meeting/ board room can also be delivered.







# **Naturally Lit Workspace**





# The Location

One East Parade occupies a prominent position in the heart of the Central Business District with Leeds Train Station a convenient 5 minutes' walk from the building. A selection of Leeds' finest restaurants, bars and cafés are situated on the doorstep of the building. Greek Street, home to some of Leeds' best drinking establishments, is situated adjacent and makes a perfect location for entertaining clients and staff.

## – CAFÉS

1. Costa
2. Starbucks
3. Tesco Express
4. LS1 Forty Five
5. Bagel Factory
6. La Bottega

## – RESTAURANTS

7. Iberica
8. All Bar One
9. Tattu
10. Blackhouse

## 11. Banyan

## 12. Restaurant Bar & Grill

## 13. Sous Le Nez

## 14. Sesame

## – BARS

## 15. The Rooftop at East Parade

## 16. The Alchemist

## 17. Manahatta

## 18. The Box

## 19. Dirty Martini

## – HOTEL

## 20. Dakota Hotel









↑ THE ROOF TOP AT EAST PARADE



↓ MANHATTA





↓ LA BOTTEGA



DIRTY MARTINI ↓



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## Term

The suite is available by ways of a new sub-lease on flexible terms.

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## Rent

Available upon request

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## EPC

EPC Rating of D (99). A full copy of the EPC is available upon request.

## Contact



**Matthew Tootell**  
07525237325  
mt@bowcliffellp.com

**Jeff Robertson**  
07973833085  
jr@bowcliffellp.com





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